



City of Bartlett

David Parsons, Mayor

BOARD OF MAYOR AND ALDERMEN MEETING AGENDA

Tuesday, December 9, 2025 - City Hall Council Chambers - 6:00 PM

INVOCATION

Opening Prayer by Chaplain Johnny Byrd, Legacy Church

FUTURE MEETINGS

Family Assistance Commission, January 5 at 6 p.m.

Planning Commission, January 5 at 6:30 p.m.

Beer Board, January 6 at 6 p.m.

Bartlett Station Commission, January 7 at 7:30 a.m.

Parks and Recreation Advisory Board, January 8 at 6 p.m.

City Beautiful Commission, January 8 at 6:30 p.m.

Industrial Development Board, January 8 at 7 p.m.

YMCA Advisory Board, January 12 at 6 p.m.

RECOGNITIONS

Proclamation recognizing the Sigma Rho Lambda Chapter of Alpha Phi Alpha Fraternity, Incorporated, in honor of their service and Founders' Day.

*****Official Business of the Day*****

MINUTES ACCEPTANCE

- 1 Minutes of the November 25, 2025 Board of Mayor and Aldermen Regular Meeting**

UNFINISHED BUSINESS

- 1 **Third Reading of Ordinance 25-07, an ordinance to amend the City of Bartlett Animal Control Ordinances, Title 10, Chapters 1 and 2. (Will Wyatt, Assistant City Attorney).**
- 2 **Second Reading of Ordinance 25-09, an ordinance to rezone from "RS-18" Single Family Residential to "RS-15" Single Family Residential Parcel B0148 00901. (Kim Taylor, Director of Planning and Economic Development). The public hearing is set for January 13, 2026.**

CONSENT AGENDA

- 1 **Authorization to auction surplus property. (Dick Phebus, Director of Finance)**

Three items have been identified as having a potential auction-value of \$500 or more and will be auctioned on GovDeals.com.
- 2 **Re-Subdivision Contract for Lot 27 JD & JA Kearney Subdivision. (John Horne, Director of Engineering)**

The developer, James E. Logue, will pay \$1,400.00 in City fees. The bond is set at \$0.00.

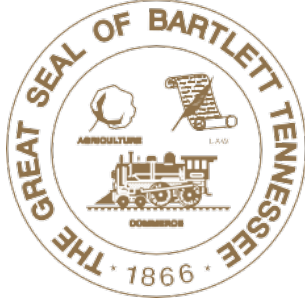
NEW BUSINESS

- 1 **Resolution 44-25, a resolution to amend the Fiscal Year 2026 Solid Waste Fund Budget to accept and appropriate \$15,301.32 for recycling purposes funded by the State of Tennessee Department of Environment and Conservation Grant Program.**

OPEN DISCUSSION

The public shall be provided an opportunity to address the Board or Commission during an Open Discussion period at the end of each regular and special meeting of the governing body. Prior to the start of the meeting, individuals will be required to complete and present to the Clerk the Open Discussion Citizen form provided at each meeting. The Open Discussion period for regular and special meetings of the Board or Commission shall be limited to twenty (20) minutes. Individuals shall be allowed to speak for up to three (3) minutes each. Open Discussion periods will not be held for any meeting where there are no actionable items on the agenda or meetings where the governing body is conducting a disciplinary hearing for a member of the governing body or a person whose profession or activities fall within the jurisdiction of the governing body.

ADJOURNMENT



City of Bartlett

David Parsons, Mayor

Board of Mayor and Aldermen Meeting Minutes Tuesday, November 25, 2025 - City Hall Council Chambers - 6:00 PM

ATTENDANCE

Present: Mayor David Parsons, Alderman Brad King, Alderman Robert Griffin, Alderman David Reaves, Alderman Monique Williams, Alderman Jack Young, Alderman Kevin Quinn

INVOCATION

Opening Prayer by Bruce Miller, Legacy Church

FUTURE MEETINGS

Family Assistance Commission, December 1 at 6 p.m.

Planning Commission, December 1 at 6:30 p.m.

Beer Board, December 2 at 6 p.m.

Bartlett Station Commission, December 3 at 7:30 a.m.

City Beautiful Commission, December 4 at 6:30 p.m.

Industrial Development Board, December 4 at 7 p.m. (canceled)

Parks and Recreation Advisory Board, December 11 at 6 p.m.

Historic Preservation Commission, December 15 at 6:30 p.m. (canceled)

Bartlett Arts Council, December 16 at 6 p.m. (canceled)

Design Review Commission, December 16 at 6:30 p.m.

Board of Zoning Appeals, December 18 at 6:30 p.m. (canceled)

RECOGNITIONS

Bartlett City Beautiful Commission Presentation

City Beautiful Commission Chairperson Tommie Jean Moore presented the following departments with checks from the proceeds of their Annual Plant Sale: Animal Control, Public Works, and Parks and Recreation. The checks were \$1,000.00, \$4,000.00, and \$3,664.00 respectively. The funds will be used for various landscaping projects.

*****Official Business of the Day*****

MINUTES ACCEPTANCE

1 Minutes of the November 13, 2025 Board of Mayor and Aldermen Regular Meeting

| | |
|------------------|--|
| Result: | Passed |
| Mover: | Alderman Jack Young |
| Second: | Alderman Reaves |
| Ayes: | Brad King, Robert Griffin, David Reaves, Monique Williams, Jack Young, Kevin Quinn |
| Nays: | None |
| Abstains: | None |

PUBLIC HEARING

1 Ordinance 25-06, an ordinance to rezone from "RS-10" Residential Single Family to "C-G" General Business Commercial property at 5866 Ivanhoe Road.

No one spoke in favor.

The following citizens spoke in opposition:

Beth Day, 5974 Ivanhoe Road

Liz Ebbers, 3684 Oak Forest Dr.

Steve Ebbers, 3684 Oak Forest Dr.

Amanda Tenison, 5858 Steeplechase Dr.

Joe Thomspson, 5877 Cedar Oak Cove

Jennie Laxton, 5964 Hickory Grove Lane

James Williams, 2619 Kenwood Lane

Randall Cole, 5998 Hickory Grove Lane

Letters of opposition were read from Bradley Griffin, 6009 Steeplechase Dr.

Adjourned at 6:28 p.m.

2 Ordinance 25-07, an ordinance to amend the City of Bartlett Animal Control Ordinances, Title 10, Chapters 1 and 2.

No one spoke in favor.

One letter was received in opposition and noted at the Work Session from Dan and Chris Richards, 8855 Memphis-Arlington Road. The letter is included in these minutes.

Adjourned at 6:29 p.m.

UNFINISHED BUSINESS

1 Third Reading of Ordinance 25-06, an ordinance to rezone from "RS-10" Residential Single Family to "C-G" General Business Commercial property at 5866 Ivanhoe Road. (Kim Taylor, Director of Planning and Economic Development).

A motion was made by Vice Mayor Jack Young to deny and seconded by Alderman Quinn. The ordinance failed.

| | |
|------------------|--|
| Result: | Denial Passed |
| Mover: | Alderman Jack Young to Deny |
| Second: | Alderman Quinn |
| Ayes: | Brad King, Robert Griffin, David Reaves, Monique Williams, Jack Young, Kevin Quinn |
| Nays: | None |
| Abstains: | None |

2 Second Reading of Ordinance 25-07, an ordinance to amend the City of Bartlett Animal Control Ordinances, Title 10, Chapters 1 and 2 as amended. (Will Wyatt, Assistant City Attorney).

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| Result: | Passed |
| Mover: | Alderman Robert Griffin |
| Second: | Alderman Reaves |
| Ayes: | Brad King, Robert Griffin, David Reaves, Monique Williams, Jack Young, Kevin Quinn |
| Nays: | None |
| Abstains: | None |

CONSENT AGENDA

| | |
|------------------|--|
| Result: | Passed |
| Mover: | Alderman Robert Griffin |
| Second: | Alderman King |
| Ayes: | Brad King, Robert Griffin, David Reaves, Monique Williams, Jack Young, Kevin Quinn |
| Nays: | None |
| Abstains: | None |

1 Dispense with the second Board of Mayor and Aldermen meeting in December. (David Parsons, Mayor)

2 Financial Report October 2025. (Dick Phebus, Director of Finance)

Budgeted Expenditures: \$111,624,243
Year-to-date Expenditures: \$34,924,399
Budgeted Revenues: \$111,624,243
Year-to-date Revenues: \$19,915,672

3 Purchase a 2026 Ford F250. (Tommy Gately, Fire Chief)

Recommend approval to purchase one 2026 Ford F250 4x4 SD crew cab truck from Lonnie Cobb Ford through the State of Tennessee vehicle contract at a total cost of \$53,163.00.

4 Purchase of Employee Applicant Software. (Lori Von Bokel-Amin, Chief Human Resources Officer)

Recommend approval to purchase software for applicant management from NeoGov at a cost of \$7,500.00 the first year, \$27,120.00 the second year, and \$36,160.00 the third year. This contract would be purchased through our cooperative purchasing agreement, Sourcewell.

NEW BUSINESS

- 1 Resolution 43-25, a resolution to amend the Fiscal Year 2026 Grant Fund Budget to appropriate \$13,700 for equipment funded by the State of Tennessee Training Equipment Grant Program. (Dick Phebus, Director of Finance)**

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| Result: | Passed |
| Mover: | Alderman David Reaves |
| Secunder: | Alderman Griffin |
| Ayes: | Brad King, Robert Griffin, David Reaves, Monique Williams, Jack Young, Kevin Quinn |
| Nays: | None |
| Abstains: | None |

- 2 First Reading of Ordinance 25-09, an ordinance to rezone from "RS-18" Single Family Residential to "RS-15" Single Family Residential Parcel B0148 00901. (Kim Taylor, Director of Planning and Economic Development). The public hearing to be set for January 13, 2026.**

| | |
|------------------|--|
| Result: | Passed |
| Mover: | Alderman David Reaves |
| Secunder: | Alderman Young |
| Ayes: | Brad King, Robert Griffin, David Reaves, Monique Williams, Jack Young, Kevin Quinn |
| Nays: | None |
| Abstains: | None |

OPEN DISCUSSION

The Board wished everyone a Happy Thanksgiving.
Alderman Reaves proposed making plans to conduct a study to eliminate property taxes.
Director of Community Relations Debbie Gelineau announced the Christmas Parade theme, A Storybook Christmas. The parade will be held on December 6 at 4 p.m.
Erik Gott representing the Bartlett Arts Council announced the following events:
Bartlett Area Chorus Holiday Concert: December 4 at 7 p.m. at Grace Presbyterian Church
December 7 at 3 p.m. at Bartlett United Methodist Church
Gotten House Holiday Opening: December 7 from 2 p.m. to 4 p.m.
Bartlett Community Concert Band Holiday Concert: December 19 at 7 p.m. at BPACC

ADJOURNMENT

Adjourned at 6:47 p.m.

Harold Brad King, Register to the Board of Mayor and Aldermen

David Parsons, Mayor

From: Bradley Griffin <fast73ford@gmail.com>
Sent: Friday, November 7, 2025 7:07 AM
To: Kim Taylor <ktaylor@cityofbartlett.org>
Subject: [External]5866 Ivanhoe Rd concerns

Ivanhoe

WARNING

This email originated from outside of The City of Bartlett. **Do not click links or open attachments unless you recognize the sender and know that the content is safe.**

Good morning. My name is Bradley Griffin. I have lived on 6009 Steeplechase Dr. in the Surrey Woods neighborhood for 13 years. Our neighborhood has always been safe and we have not had very many issues with crime. A lot of that, I believe, is due to the amount of traffic that we do not get through our area. I'm deeply concerned that a business property in our neighborhood would attract unwanted traffic through our streets, making the area less safe for children and pedestrians as well as bring an increase in crime, making our neighborhood an undesirable place to live. I also have concerns that having a business so close to my neighbors on Ivanhoe would drive down their property values. I moved out of Frayser in 2012 to my current residence in order to get away from the crime and unsafe conditions. What made my family decide to live here in Surrey Woods was the fact that this neighborhood is in its own bubble, where we are left alone and don't have to worry about theft or the threat of violence. I'm urging you to plead to the council members to leave the property at 5866 Ivanhoe Rd. a residential lot. There are plenty of lots in the area, such as an undeveloped lot on Summer Avenue about 2 miles away, that would be suitable for a business. I will try to make the meeting with the council members, but my work schedule may not permit it. You can contact me by phone at 901-232-6410, or respond via email to discuss further. Thank you.

Ivanhoe

Penny Medlock

From: David Parsons
Sent: Thursday, November 13, 2025 1:44 PM
To: Penny Medlock
Subject: FW: [External]Re: opposed to rezoning Ivanhoe

From: Liz Ebbers <lizzzy2000@yahoo.com>
Sent: Thursday, November 13, 2025 12:16 PM
To: David Parsons <dparsons@cityofbartlett.org>
Subject: [External]Re: opposed to rezoning Ivanhoe

WARNING

This email originated from outside of The City of Bartlett. **Do not click links or open attachments unless you recognize the sender and know that the content is safe.**

Second reading

Hi Mr. Mayor and Board of Aldermen

I urge you to vote down the rezoning of the residential lot on the corner of Ivanhoe. Turning this corner into a commercial development will create a dangerous section for the neighborhood and traffic on Bartlett Blvd. I have spoken before the planning board and sent emails to the leadership, and expressing my concerns to Jack, David and Kevin. My family has owned this property since the early 80s and my children grew up with their grandparents in this very neighborhood. It is the ideal hometown neighborhood where neighbors know each other, walk their dogs and wave to you. Please don't support altering it.

There are plenty of other suitable commercially suitable areas for this developer, and no reason to negative alter a neighborhood to suit his situation of seeking a profit off of the backs of the nice quiet respectable area of Bartlett.
Please vote no again!

Liz Ebbers
3684 Oak Forest Drive and 5936 Steeplechase Drive

[Sent from Yahoo Mail for iPhone](#)

Animal Control

Penny Medlock

From: David Parsons
Sent: Wednesday, November 5, 2025 2:11 PM
To: Penny Medlock
Subject: FW: [External]Public discussion meeting on animal ordinance November 5 ,2025

FYI

David Parsons | Mayor
City of Bartlett
6400 Stage Road ◻ Bartlett, TN 38134
Office (901) 385-6444



From: Dan & Chris Richards <richards8855@bellsouth.net>
Sent: Tuesday, November 4, 2025 4:10 PM
To: David Parsons <dparsons@cityofbartlett.org>; Brad King <bking@cityofbartlett.org>; Robert Griffin <rgriffin@cityofbartlett.org>; David Reaves <dreaves@cityofbartlett.org>; Monique Williams <mowilliams@cityofbartlett.org>; Jack Young <jyoung@cityofbartlett.org>; Kevin Quinn <kquinn@cityofbartlett.org>
Subject: [External]Public discussion meeting on animal ordinance November 5 ,2025



This email originated from outside of The City of Bartlett. **Do not click links or open attachments unless you recognize the sender and know that the content is safe.**

All:

I would like these comments to be included in the record of the public discussion meeting on the animal ordinance that is scheduled for November 5, 2025.

My comments have more detail than the time for speaking will allow. I presume that all involved in this effort have good intentions and are simply working to ensure the safety of people and pet animals in Bartlett.

The biggest problem we collectively face with animals in Bartlett are animals that get loose, or more importantly are abandoned in Bartlett. I have no concerns about the restraint provisions of the proposed language. On abandoned animals, that strongest possible penalty should be imposed for this reprehensible behavior. The proposed language only imposes a fine for a misdemeanor. If jail time, even 3 days could be included it would be preferable. We live a more rural portion of Bartlett and have had a variety of animals abandoned or that just show up. So far, we have either found the home (most of the livestock and one dog) or managed to either keep or find new homes for the rest. Unfortunately, most abandoned animals run immediately into the street after their owners and are hit by another vehicle. Others are left to fend for themselves and often take days or weeks to be caught.

Next, the proposed limitation on the number of dogs and cats is not a workable approach to the problem of too many animals in a location. If you write this provision so that it gives the Director of the Shelter/Animal Control authority to investigate complaints of too many animals or animals not properly being cared for and authority to take appropriate action to remedy the situation, any situation can be properly handled. Five barn cats on my property with 12 acres and a barn are not a problem (I don't have 5, but this is an example). In a subdivision this may pose a problem. Authorize your staff to do the investigation and handle appropriately. Also, livestock should be excluded from the provision that makes excessive odor a nuisance. I'm sure someone could find my horses, which I have had here well before we were annexed into Bartlett, as having an odor.

With respect to the change in turning animals over to the shelter, DO NOT REQUIRE FOLKS TO PROVIDE PROOF OF CURRENT VACCINATION. Many of the animals turned over to the shelter are turned in because people can't keep them anymore, whether for health or economic reasons. If you impose this requirement and animals are turned away, many of them will be dumped somewhere in Bartlett and be even more of a problem. The City has to vaccinate and do the medical care in order to place them for adoption, so this won't save any money. Also, for those of us who get animals dumped on our property, we won't be able to provide this information unless we take them to a vaccination location and pay for it ourselves. This seems very unfair on its face. I have never taken an animal to the Shelter but don't feel that others who are not as fortunate should have to face this burden.

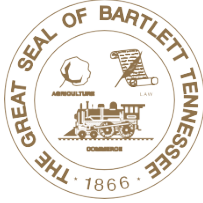
Including horse in the definition of livestock is appropriate. Horse owners should be responsible for keeping their horses confined and horses should not be turned into the shelter.

Lastly, requiring dog owners to have a collar with the rabies tag on their dog at all times, including while in their house, is a total infringement on people's rights.

This requirement should be limited to when the dog is outside the house.

Thanks for your consideration of these comments and I wish you the best of luck tomorrow evening. It would have been helpful if this had been noticed and opportunity for comment provided before your first reading. People would probably have not been an upset as they seem right now.

Chris and Dan Richards
8855 Memphis Arlington Road
Bartlett, TN 38002



**Board of Mayor and Aldermen
City Hall Council Chambers
Bartlett, TN 38134**

Ordinance 25-07

**Meeting: 10/28/2025 6:00 PM
Department: Administration
Category: Ordinance (all
ordinances have public hearing on
3rd reading)
Prepared By: Penny Medlock, City
Clerk
Initiator:
Sponsors:**

Ordinance 25-07, an ordinance to amend the City of Bartlett Animal Control Ordinances, Title 10, Chapters 1 and 2.

WHEREAS, the City desires to provide for the health and safety of the citizens by regulating, licensing, and prohibiting the keeping of and running at large of animals; providing for the impoundment of animals; and providing for the disposition of animals,

WHEREAS, the City desires to update its ordinances regulating, licensing, and prohibiting the keeping of and running at large of animals; providing for the impoundment of animals; and providing for the disposition of animals,

WHEREAS, the City of Bartlett Board of Mayor and Aldermen desire to amend the Animal Control Ordinances by amending Title 10, Chapter 1 by deleting the chapter in its entirety and replacing it; and Title 10, Chapter 2 by removing text, removing and replacing text, and adding text.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Bartlett, Tennessee, that:

Section 1. Title 10, Chapter 1, shall be amended by deleting the chapter in its entirety and replacing it as follows:

10-101. Definitions. The following words, terms, and phrases, when used in this title, shall have the meanings ascribed to them in this section, except when the context clearly indicates a different meaning.

(1) “Animal” means any live domesticated vertebrate creature not regulated by the state pursuant to the Tennessee Code Annotated §§ 70-4-401, et seq.

(2) “Animal Control Officer” means any person designated by the City of Bartlett to uphold any ordinances pertaining to animals in the City of Bartlett.

(3) “Animal shelter” means any facility operated by a humane society or the city, or the authorized agents thereof, for the purpose of impounding or caring for animals held under the authority of these chapters or state law.

(4) “Auction” means any place or facility where animals are regularly bought, sold, or traded, except for those facilities otherwise defined in this act. This term does not apply to isolated sales of individual animals by owners.

(5) “Commercial establishment” means any pet shop, grooming shop, auction, or kennel.

(6) “Community cat” means a free-roaming cat that lives outdoors and is not typically owned by any one person but is instead cared for by people in the area.

(7) “Dangerous” means any dog that attacks or causes serious bodily injury to a person or domestic animal without provocation on any public or private property.

(8) “Kennel” means any premise wherein any person engages in the business of boarding, breeding, buying, letting for hire, training for a fee, or selling animals.

(9) “Livestock” means all equine as well as animals being raised primarily for use as food or fiber for human utilization or consumption, including but not limited to cattle, sheep, swine, goats, and poultry.

(10) “Non-livestock animal” means a domesticated pet normally maintained in or near the household or households of its owner or owners or any other pet not classified as livestock, including but not limited to pet chicks, ducks, and pot-bellied pigs.

(11) “Nuisance” means any animal that

- (a) molests passersby or vehicles;
- (b) attacks other animals;
- (c) trespasses on school grounds or private property;
- (d) barks, whines, howls, or makes any noise to its species in an excessive, continuous, or untimely fashion as to disturb the peace;
- (e) creates excessive offensive odor;
- (f) is repeatedly at large; or
- (g) damages private or public property.

(12) “Owner” means any person owning, keeping, or harboring one (1) or more non-livestock animals. A non-livestock animal shall be deemed to be harbored if it is fed or sheltered for three (3) consecutive days or more. If the

owner of the animal is a minor, the parent or guardian of such minor shall be considered the owner.

(13) “Pet” means any non-livestock animal kept for pleasure rather than utility.

(14) “Physical restraint” means muzzled and on a substantial leash not to exceed four (4) feet in length, which is controlled by an adult physically capable of controlling such dog. The muzzle must not cause injury to the dog but must prevent it from biting any person or animal.

(15) “Potentially dangerous” means any dog which chases or approaches a person on any public or private property in a menacing fashion or apparent attitude of attack without provocation.

(16) “Proper shelter” means a solid structure or enclosure that has a solid roof and floor and four solid sides with an opening that is of adequate size to allow ingress and egress by the animals. A three-sided solid or dome shape building with a solid roof, such as a garage or tool shed, with a bedding area at the back and meeting other “proper shelter” standards shall be allowed. Unsheltered and unprotected boxes, tarps, airline carriers and cardboard boxes are not permitted. The shelter must afford sufficient shade and must be sufficient to protect the animal from the elements. The opening shall be such as to protect from the wind, rain, or snow. Proper shelter must also be of sufficient weight to prevent overturning, and of sufficient size to allow each animal to stand upright, turn around and lie down in a natural position.

(17) “Restraint” means any leash, lead, or other physical restraint.

(18) “Secure enclosure” means an enclosure that is a minimum of five (5) feet in height above grade and with a horizontal top covering such area, all to be at least nine (9) gauge chain link fencing with necessary steel supporting posts. To prevent the escape of the dog, the floor shall be at least three inches (3”) of poured concrete with the bottom edge of such fencing embedded in the concrete or extending at least one (1) foot below grade. The gate must be of the same material as the fencing, fit closely, and be securely locked. The enclosure must contain and provide protection from the elements for the animal. The enclosure must be inspected and approved by a City of Bartlett Animal Control Officer and Code Enforcement.

(19) “Serious bodily injury” means bodily injury which involves a substantial risk of death, unconsciousness, extreme physical pain, protracted and obvious disfigurement or protracted loss or impairment of the function of a bodily member or organ.

(20) “Spayed/neutered” means any sterilized animal not capable of reproducing or the surgical procedure preventing reproduction.

(21) “Tie-out or trolley/cable run” means any non-rigid material that the animal cannot break or chew through and that does not cause harm or injury to the animal.

(22) “Veterinary hospital or clinic” means any establishment maintained and operated by a licensed veterinarian for surgery, diagnosis, and treatment of diseases or injury of animals.

10-102. Keeping of poultry or fowl within residential and the corporate city limits. (1) It shall be unlawful for any persons to permit poultry or fowls to run at large upon the property of others or to make excessive, continuous, or untimely noise to the unreasonable annoyance of others, or to permit buildings, runs, pens, or yards within which such fowls are kept to become dirty and littered to the extent that they attract flies, become a breeding place for flies, or create an odor that is offensive and inimical to the health and general welfare of the citizens adjacent thereto.

(2) Any person violating any provision of this section shall be guilty of a misdemeanor and, upon conviction, shall be fined in accordance with § 10-114.

10-103. Number of dogs, cats, and pigs permitted. (1) It shall be unlawful for any person to keep or harbor more than eight (8) dogs or eight (8) cats over three (3) months of age, or any combination of such animals not to exceed eight (8) total, on his or her property or premises at any one time unless a multi-animal permit is obtained from the Bartlett Animal Services Division in accordance with subsection (3).

(2) It shall be unlawful for any person to keep or harbor more than two (2) potbellied pigs on his or her property or premises at any one time unless a multi-animal permit is obtained from the Bartlett Animal Services Division in accordance with subsection (3).

(3) Any person wishing to keep or harbor more than eight (8) dogs or eight (8) cats over three (3) months of age, or any combination of such animals in excess of eight (8) total, or more than two (2) potbellied pigs on his or her property or premises shall obtain a multi-animal permit from the Bartlett Animal Services Division.

(a) A person wishing to obtain a multi-animal permit shall do the following:

1. submit an application for a multi-animal permit to the Bartlett Animal Services Division;

2. pay the applicable fee in accordance with the schedule established by the Board of Mayor and Aldermen;

3. provide written documentation or other sufficient proof demonstrating that each dog or cat over three (3) months of age that the applicant is keeping or harboring has been vaccinated against Rabies in accordance with § 10-201;

4. provide written documentation or other sufficient proof demonstrating that each dog or cat over one (1) year of age that the applicant is keeping or harboring has been spayed or neutered or, alternatively, that each such dog or cat is part of a responsible, ethical breeding program or is subject to a medical exemption in the opinion of a licensed veterinarian;

5. in the case of fostered dogs or cats being kept or harbored by the applicant, provide written documentation or other sufficient proof from a recognized shelter or rescue group demonstrating the foster placement of the dog(s) or cat(s) with the applicant; and

6. permit the Bartlett Animal Services Division to conduct an inspection of the applicant's property or premises in accordance with subpart (b).

(b) Upon receipt of an application for a multi-animal permit, payment of the applicable fee, and the documentation or other proof required by subsection (a), the Bartlett Animal Services Division shall inspect the applicant's property or premises to ensure compliance with the provisions of Title 10. In particular, the Bartlett Animal Services Division shall verify the following:

1. proper shelter for dogs, cats, and potbellied pigs primarily housed outdoors;

2. no dogs are restrained or confined in a manner that violates Title 10;

3. daily access to fresh food and water;

4. adequate space for daily exercise;

5. appropriate medical and grooming care are being provided;

6. the interior of the house is free from harmful odors or gases and excessive or unreasonable clutter; and

7. there are no other violations of Title 10 occurring at the applicant's property or premises.

(c) If, upon inspection of the applicant's property or premises, the Bartlett Animal Services Division determines that the applicant is in compliance with the requirements of subpart (b), the Bartlett Animal Services Division shall issue the applicant a multi-animal permit.

(d) A multi-animal permit issued under this subsection shall be valid for one year from the date of issuance. If, upon the expiration of the permit, a person remains subject to this subsection due to the number of dogs, cats, or potbellied pigs the person is keeping or harboring, then that person shall obtain a new multi-animal permit in accordance with this subsection.

(4) Enforcement of this section shall be in accordance with § 10-114.

(5) This section shall not apply to state licensed and permitted veterinarian clinics, boarding facilities, and grooming salons in commercially zoned areas.

(6) No kennel operations are allowed in any residential zoned area.

10-104. Fee to claim animals picked up by the city. Any person who claims an animal impounded at the Bartlett Animal Shelter will be charged a fee in accordance with the schedule established by the Board of Mayor and Aldermen. The collected funds will go toward defraying the operating expenses of the Bartlett Animal Shelter.

10-105. Prohibited Conduct. (1) It shall be unlawful for any person owning, keeping, harboring, or possessing any dogs, rabbits, hares, goats, hogs, sheep, cattle, or other animals, chickens, ducks, geese, or other birds or poultry to permit or allow the same to go at large at any time within the limits of the City of Bartlett, TN. Any animal found running at large in violation of this subsection may be impounded at the Bartlett Animal Shelter. This prohibition, however, shall not apply to dogs inside the fenced area of a publicly or privately run, approved dog park in properly zoned areas. The use of any public "dog park" shall constitute a waiver of liability of the City of Bartlett, TN by the dog owner and the person having care, custody, or control of that dog and is considered his or her agreement to protect, indemnify, defend, and hold harmless the city from any claim, injury, or damage arising from or in connection with such use. Any person found violating any of the dog park rules may be issued a written citation from an animal control officer or a police officer.

(2) It shall be unlawful for any person owning, keeping, harboring, or possessing any animal to permit or allow such animal to be a nuisance.

(3) It shall be unlawful for any person owning, keeping, harboring, or possessing any animal to fail to confine, restrain, or otherwise exercise control

over the animal such that the failure results in the animal attacking or biting a person or domestic animal without provocation on any public or private property.

(4) It shall be unlawful for any person to feed wildlife or community cats in a residentially zoned area to the unreasonable annoyance of others.

(5) It shall be unlawful for cats to roam freely without being surgically altered and microchipped. However, community cats are exempt from microchipping.

(6) It shall be unlawful for any person to obstruct, impede, or otherwise prevent the humane trapping, transportation, sterilization, vaccination, ear tipping, and release of community cats as part of an approved Trap-Neuter-Return program.

10-106. Defecation by animals. (1) It shall be unlawful for the owner or handler of any animal to allow or permit such animal to defecate on any property, public or private, other than the premises of the owner, unless such owner or handler immediately removes and disposes of, in a sanitary manner, such waste.

(2) Persons, who own service animals and are legally blind or confined to a wheelchair or otherwise physically disabled so that they are incapable of disposing of feces left by their service animal, are exempt from this section.

10-107. Methods of Restraint or Confinement. (1) Whenever a dog is not confined within a residence, the owner or custodian of the dog shall keep the dog restrained by a leash or other suitable restraint, as defined in subsection (3), or confined by a fence on the owner or custodian's property or, with permission, the private property of another. The fencing used to confine a dog shall be in good condition, of recognized construction methods, and adequate in terms of size for the dogs confined in the fenced area to prevent the dogs from escaping. The fence must be maintained and free of holes to prevent escape. All fencing must meet City of Bartlett Code Department requirements and be inspected by a Code Department Officer when installed or when fencing issues arise.

(2) Any person walking a dog on public property, including, but not limited to, sidewalks, or on the private property of others shall keep the dog on a leash and under physical control at all times. Physical control means the ability to restrain the movement of the dog. The leash must be kept in good condition; must be of sufficient strength to prevent breaking under pressure; and must be made of material generally resistant to chewing or gnawing by a dog. The length of the leash must be sufficient to enable the owner or custodian to control the dog and prevent the dog from harassing pedestrians or other animals.

(3) In addition to traditional fencing, the following means of restraint are suitable:

(a) Tie-outs, trolley systems (overhead cable runs).

1. This method of restraint must be sufficient in length, but never less than eight (8) feet, excluding length around the collar, and non-rigid to allow the animal freedom of motion and to move about at will within a protected area of the owner or custodian's property without becoming tangled in obstacles.

2. Any dog restrained in this manner must be provided with shade during warmer temperatures and warm, dry bedding in the colder months.

3. This type of restraint shall only be located in the rear yard area behind a residential structure to prevent the dog from traversing upon another's property, public sidewalks, or public property and from charging pedestrians utilizing these properties.

4. Dogs that are restrained in this manner for any amount of time must be spayed or neutered to prevent breeding and be microchipped.

5. No more than two (2) dogs may be restrained in this manner at any one time.

(b) Invisible Fencing or the like. This method of restraint is suitable so long as it is properly set up and maintained and provided the following conditions are met:

1. The system must be rated for use by dogs, installed according to the manufacturer's instructions, and properly maintained.

2. Clear and visible signage alerting the public of the invisible fence is placed every twenty-five (25) feet.

3. The invisible fencing must be at least fifteen (15) feet from the curb, street, or any utility right of way and five (5) feet from any neighboring properties so as not to molest passersby utilizing these areas.

4. Dogs restrained in this manner for any amount of time must be spayed or neutered to prevent breeding and be microchipped.

(4) If a dog is found running at large, the incident shall constitute prima facie evidence that the method of confinement or restraint utilized by the owner or custodian of the dog is inadequate. The owner or custodian shall be required to correct any conditions that permitted the dog to run at large and, if necessary, to

provide such additional means of confinement or restraint as are necessary to secure and maintain the restraint of the dog.

10-108. Mistreatment and Abandonment of Animals. (1) It shall be unlawful for any person to mistreat an animal in any way by beating the animal; excessive and unnecessary hard driving of the animal; training the animal to fight, attack, or kill a person or another animal; allowing or causing the animal to engage in fighting, attacking, or killing a person or another animal; using the animal as a weapon or to threaten or harass a person or another animal; denying the animal proper shelter, food, clean water, proper exercise, proper vet care, or proper grooming; or confining the animal in an unclean or unsafe manner.

(2) It shall be unlawful for any person to abandon any dog, cat, or other animal within the City of Bartlett at any time, for any reason.

(3) It shall be unlawful for any person to keep, harbor, or house a non-livestock animal on any property that lacks active utility services (including, but not limited to, electricity and potable water) or is not permanently occupied by a human resident physically residing on the premises.

(4) It shall be unlawful for any person driving a vehicle to strike or hit any non-livestock animal upon a public right-of-way or any public property without stopping and assisting the animal or, in the alternative, immediately notifying the Bartlett Police Department.

10-109. Dangerous Dog. (1) An animal control officer shall have the authority to investigate incidents or complaints involving dogs that may be dangerous or that have been deemed dangerous. Nothing in this subsection shall be construed as affecting in any manner the authority of any officer of the Bartlett Police Department.

(2) If, after investigating an incident or complaint, the animal control officer makes an initial determination that a dog should be classified as dangerous, then written notice of the initial determination shall be sent to the owner of the dog. The animal control officer shall issue a mandatory ordinance summons to the owner citing the code section(s) violated and summoning the owner of the dog to the Bartlett Municipal Court on a specified date for a hearing to determine whether the dog is dangerous.

(3) Upon receipt of a mandatory ordinance summons issued pursuant to subsection (2), the owner shall place the dog in a secure boarding facility pending a final decision by the Bartlett Municipal Court. The owner may comply with this subsection by doing either of the following:

(a) The owner shall deliver the dog to the Bartlett Animal Shelter for boarding. The owner shall be responsible for the payment of all boarding fees and other accumulated fees and costs for caring for the dog during the pendency of the action. All applicable fees shall be in accordance with the schedule established by the Board of Mayor and Aldermen. To ensure payment of these fees and costs, the owner shall pay a security bond covering 30-days of boarding and care fees in advance and any incurred veterinary costs and shall tender payment of such bond when the dog is delivered to the Bartlett Animal Shelter. After the initial payment and until the Bartlett Municipal Court authorizes release of the dog, the owner shall continue to post additional security bonds to cover the boarding and care fees in advance and any incurred veterinary costs at 30-day intervals, such that the owner's account shall at all times maintain a credit balance. Upon final disposition of the action and the satisfaction of all accumulated boarding fees and care fees and costs due from the owner, any credit balance of fees and costs advanced in accordance with this subparagraph shall be returned to the owner within a reasonable time.

(b) Alternatively, the owner may board the dog at a licensed veterinary hospital or clinic at the owner's sole expense. Upon accepting the dog for boarding, the veterinary hospital or clinic shall confirm in writing to the director of the Bartlett Animal Shelter that the dog has been boarded in a licensed veterinary hospital or clinic. If at any time prior to the final disposition of the action the veterinary hospital or clinic ceases boarding the dog, the veterinary hospital or clinic shall immediately notify in writing the director of the Bartlett Animal Shelter of the termination of the boarding of the dog. Upon the owner's failure to board the dog at a licensed veterinary hospital or clinic in accordance with this subparagraph, the owner shall immediately deliver the dog to the Bartlett Animal Shelter for boarding and tender payment of the security bond in accordance with subparagraph (a) of this subsection.

(4) Upon a preponderance of the evidence, a judge of the Bartlett Municipal Court may declare that the dog is dangerous and shall be classified as dangerous. The decision of the judge shall be final, subject to appeal to a higher court of competent jurisdiction.

10-110. Duty of Dangerous Dog Owner. (1) Within thirty (30) days after a dog has been deemed dangerous by a municipal court judge and before the release of the dog from impoundment, the owner of the dog shall obtain:

- (a) A certificate of Rabies vaccination for the dog;
- (b) A current Rabies license, which license must be worn at all times;

(c) A secure enclosure to confine a dangerous dog and a posting of the premises with a clearly visible warning sign at all entry points that informs both children and adults of a dangerous dog on the property or premises and reads: warning dangerous dog on premises;

(d) A permanent electronic implant, such as a registered microchip;

(e) Proof the dog has been spayed or neutered; and

(f) Proof to the animal control authority that public liability insurance or a bond of at least fifty thousand dollars (\$50,000) is in effect insuring the owner of the animal for any damages, whether arising from personal injury or otherwise, that may be caused by the dangerous dog. Such policy must provide for thirty (30) days' notice prior to cancellation or expiration of the policy. In the event such liability insurance or bond is cancelled, lapses, or for any other reason becomes unenforceable, the owner shall be in violation of this chapter and title.

(2) The owner's failure to comply with all requirements within thirty (30) days shall constitute an abandonment of the dog, and the dog may be treated as an unclaimed dog for the purposes of disposition.

(3) The owner shall immediately notify Bartlett Animal Control when a dog that has been deemed dangerous is running at large or unconfined; has bitten a human being; has attacked another animal; before being moved to another address; or before being sold or given away. The owner shall maintain current with Bartlett Animal Control the owner's name, address, and phone number. Any new owner of a dog that has been deemed dangerous residing in the City of Bartlett shall comply with all requirements of this chapter and title, and, prior to taking ownership of a dog that has been deemed dangerous, the new owner shall demonstrate such compliance with all requirements of this chapter and title to Bartlett Animal Control.

(4) Except as permitted by subsection (5), the owner of a dangerous dog shall keep the dog confined at all times. As used in this subsection, the term "confined" shall mean as follows:

(a) All dangerous dogs shall be securely confined indoors or in a locked secure enclosure. Such enclosure shall be at least twenty (20) feet from any street or sidewalk and ten (10) feet from any property line. All such structures must be adequately ventilated and kept in a clean and sanitary condition at all times, and must be inspected and approved by the Bartlett animal control officer or designee.

(b) No dangerous dog may be kept on a porch or patio or in any part of a house or structure when any unbarred window is open or when any screened window or screened door is the only obstacle preventing the dog from exiting the house or structure.

(5) It shall be unlawful for the owner of a dangerous dog to allow or cause the dog to be outside confinement, as defined in subsection (4), unless the dog is muzzled and restrained by a substantial leash that is no greater than four (4) feet in length and is under the control of a person eighteen (18) years of age or older, who is physically capable of maintaining physical control of the dog. The muzzle shall be made in a manner that prevents the dog from biting any person or animal but will not cause injury to the dog or interference with its vision or respiration.

(6) Upon receipt of a mandatory ordinance summons citing a violation of § 10-105(1), (2), or (3) or subsections (3), (4), or (5) of this section regarding a dog that has been deemed dangerous, the owner shall immediately place the dog in a secure boarding facility in accordance with the provisions of § 10-109(2) pending final disposition of the citation by the Bartlett Municipal Court.

10-111. Disposition of Dogs Causing Death or Serious Bodily Injury. The city attorney or a city prosecutor may petition the general sessions court for an order to destroy any dog that attacks a person or other animal and causes death or serious bodily injury within the corporate limits of the city. The petition shall name the owner of the dog, and the owner shall be given notice in accordance with Rule 4.01 of the Tennessee Rules of Civil Procedure that, if the owner does not appear before the general sessions court within five (5) days of the receipt thereof and show cause why the dog should not be destroyed, then the order shall issue and the dog shall be destroyed.

10-112. Enforcement. Bartlett Animal Control, by and through animal control officers, shall have the power and authority to enforce the provisions of this title. Nothing in this section shall be construed as affecting in any manner the authority of an officer of the Bartlett Police Department.

10-113. Roadside sale of animals prohibited. (1) It shall be unlawful for any person, firm, or corporation to attempt to sell, exchange, trade, barter, lease, rent, donate or display for a commercial purpose any animal on any roadside, public right-of-way, parkway, median, park, playground, swimming pool, or other recreation area, or commercial or retail parking lot that is generally accessible by the public, regardless of whether such access is authorized.

(2) This section shall not apply to any city animal shelter or nonprofit organization founded for the purpose of providing humane sanctuary or shelter for abandoned or unwanted animals.

(3) This section shall not be construed to prohibit a properly licensed for-profit store from selling or donating any animals on the walkway or parking lot immediately adjacent to such store's physical address.

(4) The sale, exchange, trade, barter, lease, rent, donation or display for a commercial purpose of each animal in violation of this section shall constitute a separate violation and be punishable in accordance with § 10-114.

10-114. Penalty. (1) Any person, firm, partnership, corporation, or other legal entity violating any of the provisions of this title shall be fined not more than fifty (\$50) dollars or the maximum amount permitted by state law, whichever is greater, for each offense, and a separate offense shall be deemed committed for each day of violation.

(2) The provisions of subsection (1) shall not be construed as limiting or otherwise affecting the authority granted to the judges of the Bartlett Municipal Court by the City of Bartlett Charter, the Bartlett Municipal Code, or state law.

Section 2. Title 10, Chapter 2, Section 10-201 shall be amended by removing and replacing text as follows:

10-201. Rabies vaccination required for dogs and cats. In accordance with Tennessee Code Annotated, § 68-8-104, it shall be unlawful for any person to own, keep or harbor in the City of Bartlett any dog, three (3) months or more of age, or any cat, three (3) months or more of age, that has not been vaccinated against Rabies. Rabies vaccinations are to be administered by or under the supervision of a licensed veterinarian, who will prepare a certificate in triplicate, the original to be given to the owner, the first copy filed with the local health department, and the second copy retained by the person administering the vaccine. Every dog owner shall attach a metal tag or other evidence of vaccination to a collar, which shall be worn at all times by the dog vaccinated; provided, that the collar may be removed in the case of hunting dogs while in chase or returning from the chase.

Section 3. Title 10, Chapter 2, Section 10-202 shall be amended by removing text; removing and replacing text; and adding text as follows:

10-202. License required for dogs. At the time the Rabies vaccination is administered, dog owners and keepers residing within the City of Bartlett shall be required to pay a City of Bartlett license for all dogs. Every owner shall attach a license tag to a collar, which shall be worn at all times by the licensed dog; provided, that the collar may be removed in the case of hunting dogs while in chase

or returning from the chase. Replacement tags will be available for a fee. Said license is not transferrable. Veterinarians are hereby authorized and required to collect the license fee, which is also known as a tag fee on behalf of the City of Bartlett; to retain one dollar (\$1.00) per tag for their expense; and to forward the net collections of license fees to the City of Bartlett Animal Shelter on a monthly basis. The fees will be in accordance with the schedule established by the Board of Mayor and Aldermen.

Section 4. *Title 10, Chapter 2, Section 10-203 shall be amended by removing text; removing and replacing text; and adding text as follows:*

10-203. Animal Control and Shelter rules and regulations. (1) Animal control officers may capture and impound any animal found running at large in violation of § 10-105 at the Bartlett Animal Shelter. Within forty-eight (48) hours of the time that the Bartlett Animal Shelter takes custody of the animal or, if the animal is taken into custody on a Friday, within two (2) business days of the date that the Bartlett Animal Shelter takes custody of the animal, the Bartlett Animal Shelter will make a reasonable effort to locate and notify the animal's owner of its impoundment if the Bartlett Animal Shelter knows or should know that the animal has an owner. Except as provided in subsections (2) and (3), such animal shall be held for at least three (3) full business days at the Bartlett Animal Shelter, during which time the owner may identify and redeem the animal upon payment of impound fees, boarding charges, rabies vaccination and license fee, if required. After three (3) full business days of impoundment, the unclaimed animal will become the property of the City of Bartlett and may be designated for adoption or humanely put to sleep at the discretion of the animal control division supervisor.

(2) At the time of capture, animals found to be severely diseased or injured may be transported to a veterinary clinic for care at the owner's expense or humanely put to sleep, at the discretion of the animal control division supervisor.

(3) At the time of capture, animals found to be dangerous may be isolated from other animals at the animal shelter or humanely put to sleep, at the discretion of the animal control division supervisor. (Ord. #03-02, April 2003)

(4) The City of Bartlett Animal Shelter will accept stray non-livestock animals from Bartlett residents provided the animals were found within the city limits of Bartlett. However, the City of Bartlett Animal Shelter can deny such animal for any reason.

Section 5. *Title 10, Chapter 2, Section 10-204 shall be amended by removing and replacing text in the title and by removing and adding text as follows:*

10-204. Impound fees and boarding fees. (1) A fee will be charged to any owner who identifies and claims an animal, which has been impounded at the City of Bartlett Animal Shelter. The fee will be in accordance with the schedule established by the Board of Mayor and Aldermen.

(2) In addition to impound fees, the owner of the animal will be required to pay boarding fees in accordance with the schedule established by the Board of Mayor and Aldermen.

Section 6. *Title 10, Chapter 2, Section 10-205 shall be amended by removing and replacing text as follows:*

10-205. Adoptions encouraged. (1) Adoption of unclaimed animals will be encouraged whenever possible. The general health, temperament, case history of the animal, and space availability at the shelter will be considered in determining which animals are designated for adoption and how long they will be held for adoption. The adopter shall pay the City of Bartlett Animal Shelter an adoption fee in accordance with the schedule established by the Board of Mayor and Aldermen at the time of adoption of either a dog or cat. This fee will compensate the city for spaying or neutering, any medically necessary testing, and all medically necessary vaccines.

(2) The Mayor of the City of Bartlett has the sole authority to adjust the adoption fee for special promotions of adoptions.

Section 7. *Title 10, Chapter 2, Section 10-206 shall be amended by removing and adding text as follows:*

10-206. Animals surrendered. Any resident of the City of Bartlett may surrender possession and ownership of any unwanted dog or cat to the City of Bartlett Animal Shelter by delivering it to the shelter and paying a surrender fee, provided the dog or cat is current on required vaccines, healthy, and does not pose a threat to the shelter staff or the public, and provided further that there is sufficient space at the shelter and accepting the surrender is consistent with all other policies of the shelter. Said dog or cat may be designated for adoption or humanely put to sleep, at the discretion of the animal control supervisor. The shelter will not accept owner surrender euthanasia requests and, notwithstanding the dog or cat satisfying the foregoing criteria, can deny a surrender for any reason.

Section 8. *Title 10, Chapter 2, Section 10-207 shall be repealed by deleting the section in its entirety.*

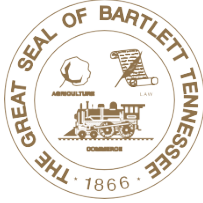
Section 9. This ordinance shall take effect upon January 1, 2026, the public welfare requiring it.

First Reading: October 28, 2025
Second Reading: November 25, 2025
Third Reading: December 9, 2025

Harold Brad King, Register to the
Board of Mayor and Aldermen

David Parsons, Mayor

Attest:
Penny Medlock, City Clerk



**Board of Mayor and Aldermen
City Hall Council Chambers
Bartlett, TN 38134**

Ordinance 25-09

**Meeting: 11/25/2025 6:00 PM
Department: Planning
Category: Ordinance (all
ordinances have public hearing on
3rd reading)
Prepared By: Melissa McAfee,
Administrative Secretary
Initiator:
Sponsors:**

Ordinance 25-09, an Ordinance to Rezone From “RS-18” Single Family Residential to “RS-15” Single Family Residential Parcel B0148 00901.

WHEREAS, an application has been received to rezone property described herein from “RS-18” Single Family Residential to “RS-15” Single Family Residential; and

WHEREAS, a public hearing was held before the City of Bartlett Planning Commission on the 3rd day of November 2025, and notice thereof published in The Bartlett Express, and made a favorable recommendation to the Board of Mayor and Aldermen that the proposed rezoning be approved; and

WHEREAS, a public hearing was held before this body on the 13th day of January 2026, and notice thereof published in The Bartlett Express,

NOW, THEREFORE, be it ordained by the Board of Mayor and Aldermen of the City of Bartlett:

SECTION I. The property described as follows is hereby rezoned from “RS-18” to “RS-15”:

Description of a tract of land owned by Sammy Guffin as recorded in the Shelby County Register of Deeds office (SCRO) instrument number 19106818 and being described more precisely as follows:

Commencing at the intersection of Wellsgate Point and Old Brownsville Road; thence north 82 degrees 58 minutes 33 seconds east 233.0' more or less to a set 1/2 inch iron pin with a yellow cap reading WHP 3025 in the north right way of Old Brownsville Road (114' R.O.W.) having coordinates N 358639.15 E 8202929.53 based on Tennessee state plane coordinate system and being the southwest corner of the Rick Mroch property as recorded in SCRO instrument 19043404 and also being the point of beginning; thence following along the north line of Old Brownsville Road

The following two calls north 82 degrees 54 minutes 29 seconds west, a distance of 478.34 feet to a set iron 1/2 inch pin with a yellow cap reading WHP 3025 and the beginning of a curve to the right; thence along said curve, having a radius of 1817.36 feet and a central angle of 3 degrees 30 minutes 43 seconds, a tangent of 55.72 feet, being subtended by a chord which bears north 82 degrees 40 minutes 24 seconds west 111.38, a distance of 111.40 feet to a point of a cusp being a set chisel mark in the existing sidewalk and also being the

southeast corner of lot 43 of the Kings Crossing P.D. Phase 1 as recorded in SCRO Plat Book 203, Page 24; thence following along the east lines of lots 21-25, 30-31, 37-38, and 43 of the said Kings Crossing P.D. phase 1 north 10 degrees 04 minutes 46 seconds east, a distance of 1597.42 feet passing several found 1/2 inch iron pins of said lots to a set 1/2 inch iron pin with a yellow cap reading WHP 3025 and also being the northeast corner of lot 21 of the said Kings Crossing P.D. Phase 1 and the southwest corner of lot 75 of the Kings Crossing P.D. Phase 2 as recorded in SCRO Plat Book 202, Page 33; thence following the south line of lots 72-75 of said Kings Crossing P.D. Phase 2 south 80 degrees 09 minutes 12 seconds east, a distance of 615.74 feet to a set 1/2 inch iron pin with a yellow cap reading WSP 3025 also being the southeast corner of lot 72 of the said Kings Crossing P.D. Phase 2 and being a point in the west line of lot 74 of the Stonecrest P.D. as recorded in SCRO Plat Book 211, Page 11; thence following the west lines of lots 58-59, b, 68-74 of the said Stonecrest P.D. south 11 degrees 10 minutes 33 seconds west, a distance of 1184.62 feet to a found 1/2 inch iron pipe being the southwest corner of lot 58 of the said Stonecrest P.D. and also being the northwest corner of the said Rick Mroch property; thence following the west line of the said Rick Mroch property south 10 degrees 41 minutes 36 seconds west, a distance of 385.26 feet to the point of beginning.

Containing 21.85 acres, more or less

SECTION 2. SEVERABILITY – Should any provision or part of this Ordinance be rendered void or unenforceable by any court of law, statute or other authority, the rest and remainder of this Ordinance shall remain in full force and effect.

SECTION 3. EFFECTIVE DATE – This Ordinance shall be effective from and after its final passage, the public welfare requiring it.

First Reading: November 25, 2025
Second Reading: December 9, 2025
Third Reading: January 13, 2026

Harold Brad King, Register to
the
Board of Mayor and Aldermen

David Parsons, Mayor

Attest: _____
Penny Medlock, City Clerk



Rezone Application

Date: 09/24/2025

Project Information

Property Address: 0 Old Brownsville Road
 Project Name:
 Description: Single Family

Present Zoning: RS-18
 # of Lots: 55

Applicant / Owner

Applicant Name: Jim Curtis
 Company Name: GBI Contractors
 Address: 110 Campground Road
 City, State, Zip: Redbanks, MS, 38661
 Phone: N/A
 Email: jim@gbicontractors.com

Owner Name: Sammy Guffin
 Company Name: N/A
 Address: 95 8th Street, NW Apt 1803
 City, State, Zip: Atlanta, GA 30309
 Phone: N/A
 Email: N/A

Architect / Engineer

Architect Contact: N/A
 Company Name: N/A
 Address: N/A
 City, State, Zip: N/A
 Phone: N/A
 Email: N/A

Architect Contact: Tim Dagastino
 Company Name: WH Porter
 Address: 6055 Primacy Parkway, Suite 115
 City, State, Zip: Memphis, TN 38119
 Phone: 9013639453
 Email: tdagastino@whporter.com

I do hereby certify that the information contained herein is true and correct.

 Tim Dagastino
 Name

 09/24/2025
 Date

**Bartlett Planning and
Economic Development Department**
6382 Stage Road, P.O. Box 341148
Bartlett, TN 38184-1148
901-385-6417 FAX 901-385-6419
www.cityofbartlett.org

Bartlett Planning Commission **Application for Rezoning**

Consultation with the staff is encouraged prior to the completion of this application form.

Requested Zoning RS-15

Property Address 0 Old Brownsville Road

Present Zoning RS-18

Owner/Developer Contact Jim Curtis Phone 901-848-9821

Company Name GBI Contractors, INC Fax N/A

Address Redbanks, MS 38661

Architect Contact Not Applicable Phone _____

Company Name _____ Fax _____

Address _____

Engineer Contact Tim Dagastino Phone 901-409-5700

Company Name W. H. Porter Consultants Fax N/A

Address 6055 Primacy Parkway, Suite 115

Submitted by Tim Dagastino *Tim Dagastino* 5/22/25
(printed name) (signature) (date)

Email Address tdagastino@whporter.com Phone 901-409-5700 Fax N/A

- Attach a checked-off “**Rezoning Checklist**” and all items required therein.
- TD Acknowledge (by initials in the blank to the left) that the “**Application Instructions: Planning Commission**” were obtained and read prior to submitting this application.
- Provide 18-folded (± 10”x13”) sets of plans with a copy of the signed application attached to each set.
- Provide an electronic PDF file of the plans. Note that an updated electronic file is required when plans are revised. The electronic file shall be labeled with the project name and accurately dated.
- Include a fee with this application (check payable to the City of Bartlett) of \$1,000 for five (5) acres or less, plus \$100 per acre (after the first five) to a maximum of \$3,000.00. **The fee is not refundable.**

I, the property owner(s) hereby authorize the filing of this application.

GUFFIN SAMMY

(print name)

GUFFIN SAMMY
(signature)

09/16/2025

(date)

Rezoning Checklist

Plot Plan And Legal Description (each parcel, if more than one)

- Plot plan, drawn to scale, showing the following information for each parcel (several parcels may be included on one sheet):
 - Adjoining public street rights-of-way
 - Area (acres)
 - Present zoning
 - Requested zoning, including purpose (attach statement, one page maximum)
 - Area in which buildings are proposed to be located, showing setback dimensions from line.
 - Drainage
 - Driveways
 - Parking area
 - Buffer planting areas
 - Type and location of any easements
 - Other pertinent information as required through staff consultation.
- Legal description (may be attached to plot plan).
- One (1) PDF file of the plot plan, for display at the Planning Commission meeting.

Vicinity Map

- Vicinity map, drawn to a convenient scale, showing the subject property and all parcels within a 1,000-foot radius. Every parcel shall indicate owner's name and the streets, roads or alleys that each parcel fronts upon.

- One (1) PDF file of the vicinity map, for display at the Planning Commission meeting.

Property Owners

- List of all property owners within 1,000 feet or a minimum of fifty (50) property owners, whichever results in the greater number of owners. A xerographic copy of the mailing labels may serve as the list.
- Self-adhesive mailing labels for the list of property owners (two sets).

Sign to be Erected

The party requesting the rezoning must place a 4' x 4' sign on the property at least fifteen (15) days before a public hearing at the Planning Commission level and Board of Mayor and Aldermen level.

The sign shall clearly state

- the existing and proposed zoning of the tract;
- the name, address, and phone number of the party requesting the rezoning;
- the time and date of the public hearing; and
- the telephone number of the Bartlett Planning Department.

The location of the sign on the property is subject to approval by the Planning Department.

Re-application

When an application for rezoning is rejected, no re-application may be made on the same property for at least twelve months after the date of rejection.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

W. H. PORTER CONSULTANTS, PLLC

6055 Primacy Parkway, Suite 115
Memphis, Tennessee 38119
(901) 363-9453 FAX: (901) 363-2722

Engineers, Planners, Surveyors, Consultants

October 6, 2025

Kim Taylor
Director
City of Bartlett
Planning and Economic Development
6382 Stage Road
Bartlett, TN 38134

RE: Request for Rezoning from RS-18 to RS-15
Parcel: B014 00901

Ms. Taylor:

We are pleased to submit an application for rezoning on behalf of GBI Contractors LLC. The 21.85 acre subject property is located on the north side of Old Brownsville Road approximately 0.75 miles west of Kirby Whitten Parkway. All of the parcels located to the east, west, and north of the property are zoned RS-18 and the parcels located on the south side of Old Brownsville Road or zoned RS-15. While most of the adjacent land is zoned RS-18, the existing developments are Planned Developments which allowed for smaller lots than permitted in the zoning district. Both Stone Crest Planned Development and Kings Crossing Planned Development contain numerous lots that are comprised of less than 15,000 square feet.

Thanks for your time and attention to this request. Please do not hesitate to call if you have any questions or concerns.

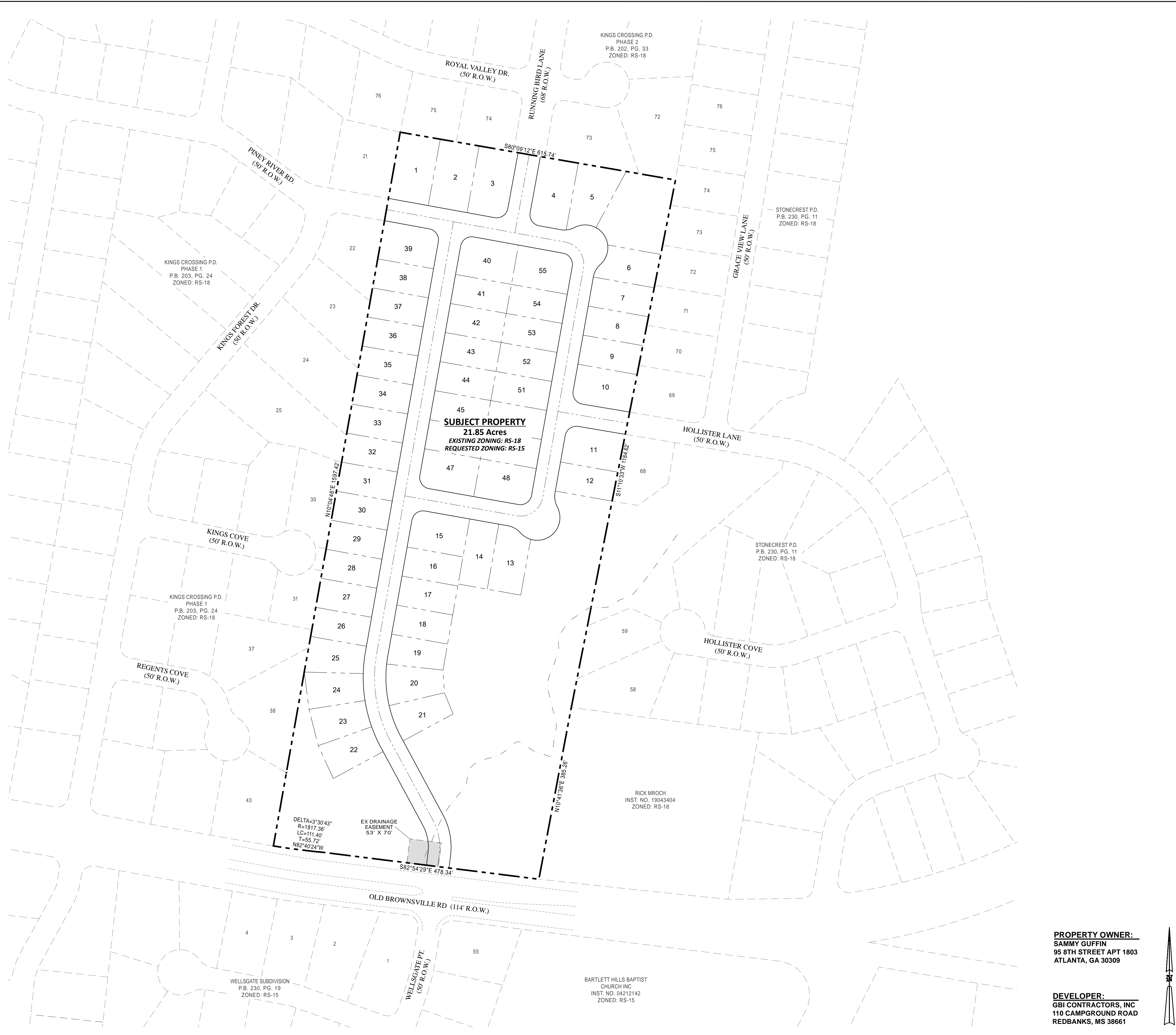
Sincerely,



Tim Dagastino
Land Planner/Designer



VICINITY MAP
NOT TO SCALE



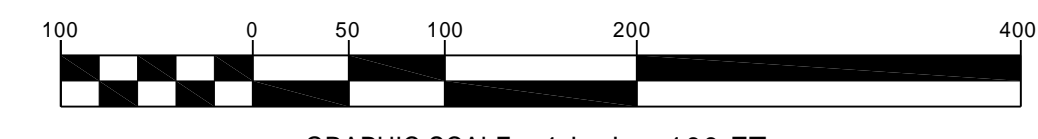
SUBJECT PROPERTY
21.85 Acres
EXISTING ZONING: RS-18
REQUESTED ZONING: RS-15

LEGAL DESCRIPTION:

DESCRIPTION OF A TRACT OF LAND OWNED BY SAMMY GUFFIN AS RECORDER IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE (SCRO) INSTRUMENT NUMBER 19106818 AND BEING DESCRIBED MORE PRECISELY AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF WELLSGATE POINT AND OLD BROWNSVILLE ROAD; THENCE NORTH 82 DEGREES 58 MINUTES 33 SECONDS EAST 233.0' MORE OR LESS TO A SET 1/2 INCH IRON PIN WITH WITH A YELLOW CAP READING WHP 3025 IN THE NORTH RIGHT WAY OF OLD BROWNSVILLE ROAD (114' R.O.W.) HAVING COORDINATES N 358639.15 E 8202929.53 BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM AND BEING THE SOUTHWEST CORNER OF THE RICK MROCH PROPERTY AS RECORDED IN SCRO INSTRUMENT 19043404 AND ALSO BEING THE POINT OF BEGINNING; THENCE FOLLOWING ALONG THE NORTH LINE OF OLD BROWNSVILLE ROAD THE FOLLOWING TWO CALLS NORTH 82 DEGREES 54 MINUTES 29 SECONDS WEST, A DISTANCE OF 478.34 FEET TO A SET IRON 1/2 INCH PIN WITH A YELLOW CAP READING WHP 3025 AND THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 1817.36 FEET AND A CENTRAL ANGLE OF 3 DEGREES 30 MINUTES 43 SECONDS, A TANGENT OF 55.72 FEET, BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 82 DEGREES 40 MINUTES 24 SECONDS WEST 111.38, A DISTANCE OF 111.40 FEET TO A POINT OF A CUSP BEING A SET CHISEL MARK IN THE EXISTING SIDEWALK AND ALSO BEING THE SOUTHEAST CORNER OF LOT 43 OF THE KINGS CROSSING P.D. PHASE 1 AS RECORDED IN SCRO PLAT BOOK 203, PAGE 24; THENCE FOLLOWING ALONG THE EAST LINES OF LOTS 21-25, 30-31, 37-38, AND 43 OF THE SAID KINGS CROSSING P.D. PHASE 1 NORTH 10 DEGREES 04 MINUTES 46 SECONDS EAST, A DISTANCE OF 1597.42 FEET PASSING SEVERAL FOUND 1/2 INCH IRON PINS OF SAID LOTS TO A SET 1/2 INCH IRON PIN WITH A YELLOW CAP READING WHP 3025 AND ALSO BEING THE NORTHEAST CORNER OF LOT 21 OF THE SAID KINGS CROSSING P.D. PHASE 1 AND THE SOUTHWEST CORNER OF LOT 75 OF THE KINGS CROSSING P.D. PHASE 2 AS RECORDED IN SCRO PLAT BOOK 202, PAGE 33; THENCE FOLLOWING THE SOUTH LINE OF LOTS 72-75 OF SAID KINGS CROSSING P.D. PHASE 2 SOUTH 80 DEGREES 09 MINUTES 12 SECONDS EAST, A DISTANCE OF 615.74 FEET TO A SET 1/2 INCH IRON PIN WITH A YELLOW CAP READING WSP 3025 ALSO BEING THE SOUTHEAST CORNER OF LOT 72 OF THE SAID KINGS CROSSING P.D. PHASE 2 AND BEING A POINT IN THE WEST LINE OF LOT 74 OF THE STONECREST P.D. AS RECORDED IN SCRO PLAT BOOK 211, PAGE 11; THENCE FOLLOWING THE WEST LINES OF LOTS 58-59, B. 68-74 OF THE SAID STONECREST P.D. SOUTH 11 DEGREES 10 MINUTES 33 SECONDS WEST, A DISTANCE OF 1184.62 FEET TO A FOUND 1/2 INCH IRON PIPE BEING THE SOUTHWEST CORNER OF LOT 58 OF THE SAID STONCREST P.D. AND ALSO BEING THE NORTWEST CORNER OF THE SAID RICK MROCH PROPERTY; THENCE FOLLOWING THE WEST LINE OF THE SAID RICK MROCH PROPERTY SOUTH 10 DEGREES 41 MINUTES 36 SECONDS WEST, A DISTANCE OF 385.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.85 ACRES, MORE OR LESS

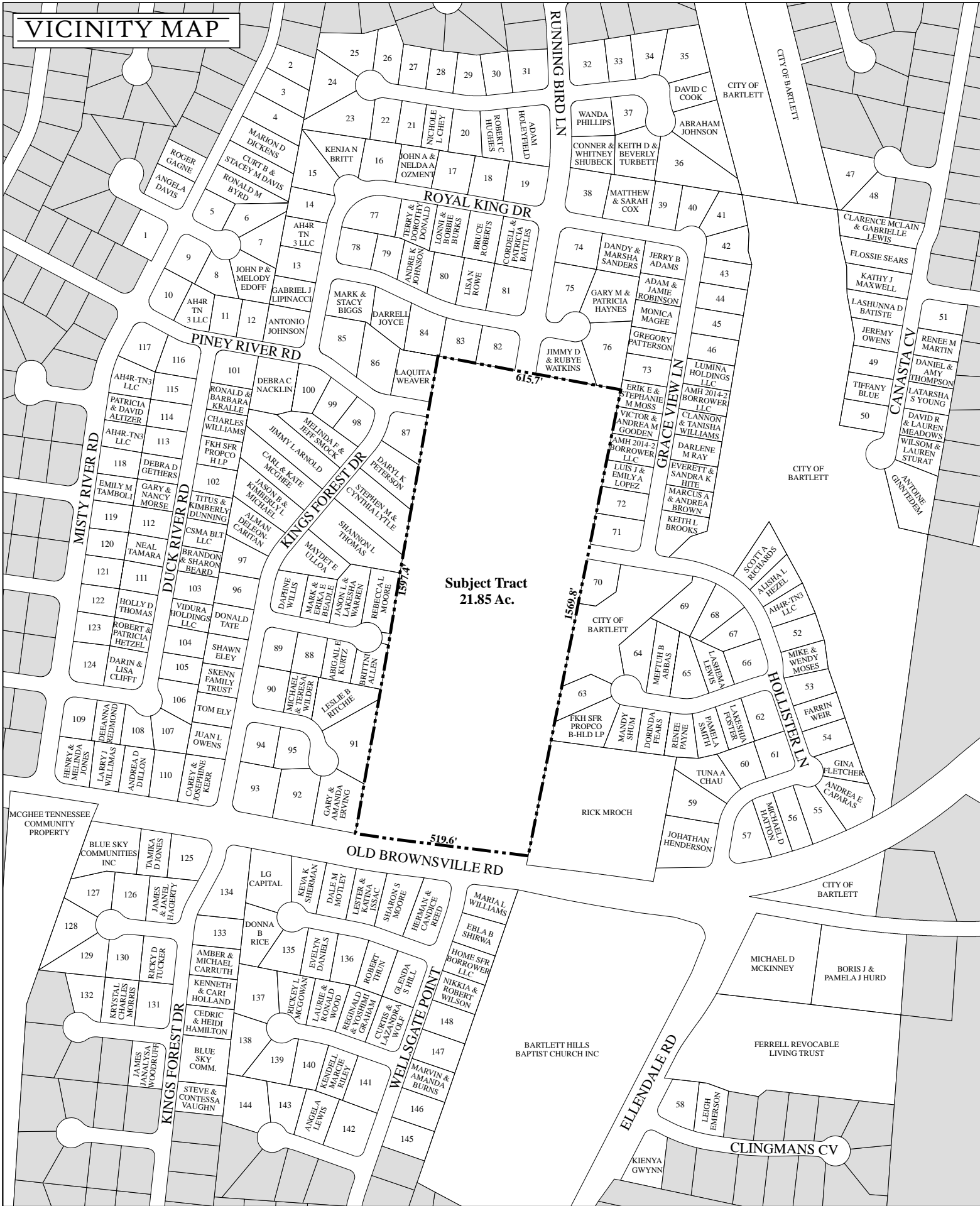


PROPERTY OWNER:
SAMMY GUFFIN
95 8TH STREET APT 1803
ATLANTA, GA 30309

DEVELOPER:
GBI CONTRACTORS, INC
110 CAMPGROUND ROAD
REDBANKS, MS 38661

| REZONING PLOT PLAN/CONCEPT PLAN | | |
|---|-------------------------------|--|
| GUFFIN PROPERTY | | |
| ZONING: RS-18 'SINGLE-FAMILY RESIDENTIAL' | DEED: INSTRUMENT NO. 19106818 | |
| BARTLETT, SHELBY COUNTY, TENNESSEE | | |
| NUMBER OF LOTS: 55 | ACREAGE: 21.85 Acres | PARCEL ID NUMBER: B014 00901 |
| APPLICANT: GBI CONTRACTORS 110 CAMPGROUND ROAD REDBANKS, MS 38661 | | ENGINEER: W.H. PORTER CONSULTANTS, PLLC 6055 PRIMACY PARKWAY SUITE 115 MEMPHIS TN 38119 |
| 100-YEAR FLOOD ELEV: N/A | FEMA MAP PANEL: 47157C0190G | FEMA MAP DATE: FEBRUARY 6, 2013 |
| DATE: OCTOBER 6, 2025 | SCALE: 1" = 100' | SHEET 1 OF 1 |

VICINITY MAP



**Subject Tract
21.85 Ac.**

**0 OLD BROWNSVILLE ROAD
PARCEL ID: B0148 00901
(GUFFIN PROPERTY)
BARTLETT, TENNESSEE**

**DEVELOPER:
GBI CONTRACTORS, INC.
110 CAMPGROUND ROAD
REDBANKS, MS 38661**

| <u>Lot#</u> | <u>Owner</u> | <u>Lot#</u> | <u>Owner</u> |
|-------------|---|-------------|--|
| 1. | JEFF S & NORMINIA HALLIBUTON | 52. | MARCUS J & MARQUITA S JOHNSON |
| 2. | RICHARD S & BETH TOWNLEY | 53. | KENYUN T GLOVER & TIVIA HAYES GLOVER |
| 3. | SCOTT K & ANDREA N VALLIER | 54. | GERAK M & SHANNON R GUYOT |
| 4. | ANDREA N & CASSAND W DODSON | 55. | TOMMY L & GENETTA BADY |
| 5. | ELIZABETH JOHNSON | 56. | JOEL M & KRISTY L KATZ |
| 6. | ANGELITA T & ISAGANI A MABILIN | 57. | RANDY C & DEBORAH M TAYLOR |
| 7. | MICAH J & KIMBERLY SANDERSON | 58. | HORACIO G DOMINGUEZ & NORMA A GUERRERO |
| 8. | PR BORROWER 26 LLC | 59. | GENISE WATSON & PACINO REED-BRYANT |
| 9. | CHARLES D & REBECCA L MITCHELL | 60. | RS RENTAL III-A LLC |
| 10. | MIKE A & BARBARA L FAULKNER | 61. | MELVIN & YOLANDER R MADISON |
| 11. | GARY G MURPHY REVOCABLE TRUST | 62. | STEPHANIE D BLACKLEY & MICHAEL J NURSE |
| 12. | ANTOINETTE WIMBERLY | 63. | PATRICK WILLIS & TARSHA JONES-WILLIS |
| 13. | ANTHONY BRAMLETT | 64. | FHK SFR PROPCO I LP |
| 14. | ERNEST C & SANDRA A KEEFER | 65. | BRYAN & TAMEIKA A CHALMERS |
| 15. | ABDULMAJID A ALMEZJAJI & SARAH HEZAM | 66. | WILLIE J & ESTHER L WHITFIELD |
| 16. | BENNIE F & ESTELLA LEFLORE | 67. | TONY M & TERRI W DEBERRY |
| 17. | MELISSA & RICHARD SCHEIDERER | 68. | DAISY VONGPHRACHANH |
| 18. | SYLAS SPRADLEY AND KYLEA PETERS AND TYLER SPRADLEY | 69. | KATIE & FRANK SMITH |
| 19. | ALEXANDER RECVOABLE LIVING TRUST | 70. | FABIAN REYES-AREIAGA & CARMAN REYES |
| 20. | RICHARD J & BEVERLY G PEYTON | 71. | GREGORIO & SHARON ACANG |
| 21. | PORSCHE R MATTHEWS | 72. | AMH 2014-2 BORROWER LLC |
| 22. | WARD O & PAMELA H LINDSEY | 73. | BENJAMIN I & JENNIFER L JOHNSON |
| 23. | CHASITY HENDERSON & MAURICE WOOTEN | 74. | STEPHANIE D WATKINS REVOCABLE LIVING TRUST |
| 24. | REUBEN NGANGA & MARTHA KARUNDA REVOCABLE LIVING TRUST | 75. | SANDRA SCOTT & JONATHAN O GRAVES |
| 25. | DAXSHA D & SANJAY K VERMA | 76. | JIM A & BEVERLY A HARBIN |
| 26. | COOPER WASH REVOCABLE TRUST | 77. | THEODORE A & REGINA V PERRY |
| 27. | RICKY L & GRETA L SPENCER | 78. | REGINALD R & DANA M PRIDE |
| 28. | SHANNON SIMS & CANDICE HAMPTON-SIMMS | 79. | LEE REVOCABLE LIVING TRUST |
| 29. | TONY C & SUZANNE R QUARLES | 80. | ZACHARY B & MEGHAN M ULLRICH |
| 30. | HOWARD S & CATHY CARNEY | 81. | MICHAEL P & SHARON A PUTT |
| 31. | HERMAN G & JANE D HARRISON | 82. | MATTHEW & DOMINICA HARRIS |
| 32. | DAVID L & KIMBERLY M ALLEN | 83. | BILLY & MELINDA HENSON LIVING TRUST |
| 33. | ANTON D & TERRIYANA E HILL | 84. | ROBERT T DODSON & MORGAN BERRY |
| 34. | VINCENT C & CATINA A JENNINGS | 85. | QUEEN TAYLOR & EUDORA THOMPSON |
| 35. | ALLEN D & LISA C BEYERSDORF | 86. | ANDREW & HELEN J CHAVERS |
| 36. | CHARLES O & OLATUNBOSUN ADADEVOH | 87. | THOMAS & MEGAN TURNER |
| 37. | BRUCE T & SANDRA E JOHNSON | 88. | AH4R TN PROPERTIES TWO LLC |
| 38. | DAVID M FERET & LESLIE D WILLINS | 89. | CADARRIUS & BREYA W MCGLOWN |
| 39. | CAROL T OWEN & ROBING FLEMING | 90. | JOSEPH M FERDINAND & ROBIN E STEVENS-FERDINAND |
| 40. | ANTHONY D HILLARD | 91. | REBECCA CUNNINGHAM |
| 41. | CHARLOTTE BENTON & JONNAIR HOLMES | 92. | MARCELO P NATUPLAG & EVELYN M MASPIIL |
| 42. | LARRY L & ROBBIE IRWIN | 93. | ESMERALDA ARELLANO & HUMBERTO VELAZQUEZ |
| 43. | CHRISTOPHER MORROW & JAMES E FIELDS | 94. | SHERWANDA S JAMESON |
| 44. | GEORGE CUNNINGHAM & NAKISA A BANKS | 95. | THOMAS M & PATRICIA W BURNS |
| 45. | AUDREY HILL & PHYLLIS S FERGUSON | 96. | FLOYD L & CANDACE S COVEY |
| 46. | LINGLING WANG & SHENGLI HAO | 97. | DALE S THOMPSON |
| 47. | NORMAN R & CONNIE G GOBBLE REVOCABLE LIVING TRUST | 98. | DORETHEA OGARRO |
| 48. | KENNETH M & SHIRLEY S LUSE | 99. | TIMOTHY A & SHELIA K WHALEY |
| 49. | JERMIAH & CARLOTTA WOODS | 100. | SHARON & TRENNIS SWIMS |
| 50. | GEORGE H & STEPHANIE D PETERSON | 101. | CHARLES R & PATRICIA A CONNELL |
| 51. | BENJAMIN & DONNA M GILLIAIM | | |

| <u>Lot#</u> | <u>Owner</u> |
|-------------|---|
| 102. | THOMAS DAMSKE & HAMIE D KELLY |
| 103. | PROGRESS RESIDENTIAL BORROWER 5 LLC |
| 104. | ISMET & SUZANN N CELEBI |
| 105. | MARK A & SHERRI J WILLIAMS |
| 106. | KEYON & CHIQUITA LOVE |
| 107. | THOMAS W & CHARLOTTE L PUCKETT |
| 108. | STEWART B CUMMOCK |
| 109. | AMATSYAH B YISRAEL |
| 110. | HOME SFR BORROWER IV LLC |
| 111. | JAMES S & KELLY C SCZEPANSKI |
| 112. | AMH 2014-2 BORROWER LLC |
| 113. | MAREK R & URSZULA M BIS |
| 114. | CALLICOTT FAMILY TRUST |
| 115. | JENNIFER M & MARK C SCHULTZ |
| 116. | CORNELIA M WILSON & KAREN L CARDOSI |
| 117. | JAY J & DANNA JO MATTHEWS |
| 118. | HACKETT REVOCABLE LIVING TRUST |
| 119. | ROY E & VIRGINIA C CUNNINGHAM |
| 120. | MATTHEW D & MARY A BURKE |
| 121. | HAZEM ABDELKARIM & BIHGHA J KRAKRA |
| 122. | DANILO O & CELESTINA LARA |
| 123. | TOMMY C THOMPSON |
| 124. | DENA & DOUGLAS CARLOCK |
| 125. | MUHAMMED HOSSIAN |
| 126. | DAVID HILL & TAMIKO BUSBY-HILL |
| 127. | ZACHARY GINN & CHARLENE A PATINO |
| 128. | SANJAY & TOMA DAS ROY |
| 129. | CHRISTOPHER & RYSHAYDEE GREELY |
| 130. | KARIS BROWDER & CRAIG HAWKINS |
| 131. | LOIUS JOE GLADNEY & MYCHA Y WILLIMAS-GLADNEY |
| 132. | CATHERINE M REYES |
| 133. | NATHANIEL L & TYNESHIA T SMITH |
| 134. | RAMON F & MELANIA N RINKIN |
| 135. | MOHAMMAD R HOSAIN & AMINA KHATUN |
| 136. | JOSEPH R THOMAS & APRIL DEAN |
| 137. | RANDY J & JULIE D GLOVER |
| 138. | MARCELLA L SKIPPER |
| 139. | REMO M & MELANIE J GAY |
| 140. | YOLUNDA YARBROUGH |
| 141. | MOHAMMED A KHAIR |
| 142. | TRAVIS N & DONNA J HAMMONDS |
| 143. | AMH 2014-2 BORROWER LLC |
| 144. | DAVID L & JULIE D GLOVER |
| 145. | DONALD & MADELINE HOWERY AND CASSANDRA H TAYLOR |
| 146. | GARY B & JACQUELINE M MCCLINTON |
| 147. | ARREGIOUS N & MONICA H JOYNER |
| 148. | AMY J DAVENPORT |

| <u>Lot#</u> | <u>Owner</u> |
|-------------|--------------|
|-------------|--------------|

RICK MROCH
1062 NEW YORK ST
MEMPHIS, TN 38104

JONATHAN S HENDERSON
4789 E ELLENDAL RD
BARTLETT, TN 38135

GENISE WATSON & PACINO R REED-
BRYANT
4803 ELLENDALE RD
BARTLETT, TN 38135

TUAN A CHAU
4807 ELLENDALE RD
BARTLETT, TN 38135

RS RENTAL III-A LLC
32 MERCER ST FLOOR 4
NEW YORK, NY 10013 2518

MELVIN & YOLANDER R MADISON
4819 ELLENDALE RD
BARTLETT, TN 38135

STEPHANIE D BLACKLEY & MICHAEL J
NURSE
6615 HOLLISTER CV
BARTLETT, TN 38135

LAKESHIA FOSTER
6607 HOLLISTER CV
BARTLETT, TN 38135

PAMELA SMITH
6601 HOLLISTER CV
BARTLETT, TN 38135

RENEE W PAYNE
6595 HOLLISTER CV
BARTLETT, TN 38135

DORINDA M FEARS
6589 HOLLISTER CV
BARTLETT, TN 38135

MANDY SHUM
6577 HOLLISTER CV
BARTLETT, TN 38135

FKH SFR PROPCO B-HLD LP
600 GALLERIA PWKY STE 300
ATLANTA, GA 30339

PATRICK WILLIS & TARSHA JONES-WILLIS
6570 HOLLISTER CV
BARTLETT, TN 38135

CITY OF BARTLETT
6400 STAGE RD
MEMPHIS, TN 38134

FHK SFR PROPCO I LP
600 GALLERIA PWKY STE 300
ATLANTA, GA 30339

MEFTUH B ABBAS
6586 HOLLISTER CV
BARTLETT, TN 38135

BRYAN & TAMEIKA CHALMERS
6596 HOLLISTER CV
BARTLETT, TN 38135

LASHEMA LEWIS
6609 HOLLISTER CV
BARTLETT, TN 38135

WILLIE J & ESTHER L WHITFIELD
6616 HOLLISTER CV
BARTLETT, TN 38135

TONY M & TERRI W DEBERRY
6619 HOLLISTER LN
BARTLETT, TN 38135

DAISY VONGPHRACHANH
6611 HOLLISTER LN
BARTLETT, TN 38135

KATIE & FRANK SMITH
6595 HOLLISTER LN
BARTLETT, TN 38135

FABIAN REYES-AREIAGA & CARMEN S
REYES
6565 HOLLISTER LN
BARTLETT, TN 38135

SCOTT A RICHARDS
6610 HOLLISTER LN
BARTLETT, TN 38135

ALISHA L HEZEL
6616 HOLLISTER LN
BARTLETT, TN 38135

AH4R-TN3 LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

MARCUS J & MARQUITA S JOHNSON
6626 HOLLISTER LN
BARTLETT, TN 38135

MIKE & WENDY MOSES
6630 HOLLISTER LN
BARTLETT, TN 38135

KENYUN T GLOVER & TIVIA HAYES
GLOVER
6636 HOLLISTER LN
BARTLETT, TN 38135

FARRIN WEIR
6640 HOLLISTER LN
BARTLETT, TN 38135

GERAK M & SHANNON R GUYOT
6646 HOLLISTER LN
BARTLETT, TN 38135

GINA FLETCHER
6650 HOLLISTER LN
BARTLETT, TN 38135

ANDREA E CAPARAS
4824 ELLENDALE RD
BARTLETT, TN 38135

TOMMY L & GENETTA BADY
4820 ELLENDALE RD
BARTLETT, TN 38135

JOEL M & KRISTY L KATZ
4816 ELLENDALE RD
BARTLETT, TN 38135

MICHAEL D HATTON
4810 ELLENDALE RD
BARTLETT, TN 38135

RANDY C & DEBORAH M TAYLOR
4790 ELLENDALE DR
BARTLETT, TN 38135

FERRELL REVOCABLE LIVING TRUST
4722 ELLENDALE RD
BARTLETT, TN 38135

CITY OF BARTLETT
6400 STAGE RD
BARTLETT, TN 38135

MICHAEL D MCKINNEY
8893 VALLEY CREEK DR
ARLINGTON, TN 38002

BORIS J & PAMELA J HURD
7263 OLD BROWNSVILLE RD
ARLINGTON, TN 38002

BARTLETT HILLS BAPTIST CHURCH INC
4641 ELLENDALE RD
MEMPHIS, TN 38135

KIENYA GWYNN
6593 CLINGMANS CV
BARTLETT, TN 38135

HORACIO DOMINGUEZ & NORMA
GUERRERO
6602 CLINGMANS CV
BARTLETT, TN 38135

LEIGH A EMERSON
6612 CLINGMANS CV
BARTLETT, TN 38135

MCGHEE TENNESSEE COMMUNITY
PROPERTY TRUST
6389 OLD BROWNSVILLE RD
BARTLETT, TN 38135

BLUE SKY COMMUNITIES INC
177 CRESENT DR
COLLIERVILLE, TN 38017

TAMIKA D JONES
6423 OLD BROWNSVILLE RD
MEMPHIS, TN 38125

MUHAMMED HOSSIAN
6429 OLD BROWNSVILLE RD
BARTLETT, TN 38135

JAMES & JANEL HAGERTY
6424 SALLOWS CV
BARTLETT, TN 38135

DAVID & TAMIKO HILL
6412 SALLOWS CV
BARTLETT, TN 38135

ZACHARY GINN & CHARLENE PATINO
6404 SALLOWS CV
BARTLETT, TN 38135

SANJAY & TOMA ROY
6398 SALLOWS CV
BARTLETT, TN 38135

CHRISTOPHER & RYSHAUDEE GREELY
8252 SAWER MILL CV
ARLINGTON, TN 38002

KARIS BROWDER & CRAIG HAWKINS
6411 SALLOWS CV
BARTLETT, TN 38135

RICKY D TUCKER
6425 SALLOWS CV
BARTLETT, TN 38135

LOUIS JOE GLADNEY & MYCHA WILLIAMS-
GLADNEY
6422 OSIER CV
BARTLETT, TN 38135

KRYSTAL L & CHARLES E MORRIS
6410 OSIER CV
BARTLETT, TN 38135

CATHERINE M REYES
6400 OSIER CV
BARTLETT, TN 38135

JAMES J & JANALYSA M WOODRUFF
6423 OSIER CV
BARTLETT, TN 38135

STEVE & CONTESSA C VAUGHN
4700 KINGS FOREST DR
BARTLETT, TN 38135

BLUE SKY COMMUNITIES INC
177 CRESCENT DR
COLLIERVILLE, TN 38017

CEDRIC & HEIDI HAMILTON
4726 KINGS FOREST DR
BARTLETT, TN 38135

KENNETH L & CARLA A HOLLAND
4734 KINGS FOREST DR
BARTLETT, TN 38135

AMBER & MICHAEL CARRUTH
4744 KINGS FOREST DR
BARTLETT, TN 38135

NATHANIEL L & TYNESHIA T SMITH
4754 KINGS FOREST DR
BARTLETT, TN 38135

RAMON F & MELANIA N RINKIN
4770 KINGS FOREST DR
BARTLETT, TN 38135

MARIA L WILLIAMS
4770 WELLSGATE PT
BARTLETT, TN 38135

EBLA B SHIRWA
4760 WELLSGATE PT
BARTLETT, TN 38135

HOME SFR BORROWER LLC
3505 KROGER BLVD STE 400
DULUTH, GA 30096

NIKKIA R & ROBERT W WILSON
4740 WELLSGATE PT
BARTLETT, TN 38135

AMY J DAVENPORT
4730 WELLSGATE PT
BARTLETT, TN 38135

ARREGIOUS N & MONICAL H JOYNER
4728 WELLSGATE PT
BARTLETT, TN 38135

MARVIN & AMANDA F BURNS
4710 WELLSGATE PT
BARTLETT, TN 38135

GARY B & JACQUELINE M MCCLINTON
4700 WELLSGATE PT
BARTLETT, TN 38135

DONALD & MADELINE HOWERY
4690 WELLSGATE PT
BARTLETT, TN 38135

TRAVIS & DONNA HAMMOMNDS
6486 WELLS FARMS CV
BARTLETT, TN 38135

ANGELA LEWIS
6476 WELLS FARMS CV
BARTLETT, TN 38135

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

DAVID L & JULIE D GLOVER
6456 WELLS FARMS CV
BARTLETT, TN 38135

MOHAMMED A KHAIR
6497 WELLS FIELDS CV
BARTLETT, TN 38135

KENDELL M & MARCIE K RILEY
6487 WELLS FIELDS CV
BARTLETT, TN 38135

YOLUNDA YARBROUGH
6477 WELLS FIELDS CV
BARTLETT, TN 38135

REMO M & MELANIE J GAY
6467 WELLS FIELDS CV
BARTLETT, TN 38135

MARCELLA L
6451 WELLS FIELDS CV
BARTLETT, TN 38135

RANDY J & BRIDGE F BENNEY
6458 WELLS FIELDS CV
BARTLETT, TN 38135

RICKEY L MCGOWAN
6468 WELLS FIELDS CV
BARTLETT, TN 38135

LAURIE A & RONALD B WOOD
6478 WELLS FIELDS CV
BARTLETT, TN 38135

REGINALD & YOSHIMI GRAHAM
6488 WELLS FIELDS CV
BARTLETT, TN 38135

CURTIS & LAZANDRA
6498 WELLS FIELDS CV
BARTLETT, TN 38135

GLENDIA D HILL
6509 WELLSGATE CV
BARTLETT, TN 38135

ROBERT THUN
6499 WELLSGATE CV
BARTLETT, TN 38135

JOSEPH THOMAS & APRIL DEAN
6489 WELLSGATE CV
BARTLETT, TN 38135

EVELYN DANIELS
6479 WELLSGATE CV
BARTLETT, TN 38135

MOHAMMAD HOSAIN & AMINA
KHATUN
6469 WELLSGATE CV
BARTLETT, TN 38135

DONNA B RICE
6455 WELLSGATE CV
BARTLETT, TN 38135

LG CAPITAL
6460 WELLSGATE CV
BARTLETT, TN 38135

KEVA K SHERMAN
6470 WELLSGATE CV
BARTLETT, TN 38135

DALE M MOTLEY
6480 WELLSGATE CV
BARTLETT, TN 38135

LESTER & KATINA L ISSAC
6490 WELLSGATE CV
BARTLETT, TN 38135

SHARON S MOORE
6500 WELLSGATE CV
BARTLETT, TN 38135

HERMAN L & CANDICE L REED
6510 WELLSGATE CV
BARTLETT, TN 38135

BENJAMIN & DONNA M GILLIAM
4964 CANASTA CV
ARLINGTON, TN 38002

RENEE M MARTIN
4960 CANASTA CV
ARLINGTON, TN 38002

DANIEL L & AMY THOMPSON
4952 CANASTA CV
ARLINGTON, TN 38002

LATARSHA S YOUNG
4944 CANASTA CV
ARLINGTON, TN 38002

DAVID R & LAUREN L MEADOWS
4934 CANASTA CV
ARLINGTON, TN 38002

WILSON & LAUREN STUART
4926 CANASTA CV
ARLINGTON, TN 38002

ANTIONE F GNINTEDEM
4916 CANASTA CV
ARLINGTON, TN 38002

CITY OF BARTLETT
6400 STAGE RD
MEMPHIS, TN 38134

NORMAN R & CONNIE G GOBBLE
REVOCABLE LIVING TRUST
6657 LOOSAHATCHIE CV
ARLINGTON, TN 38002

KENNETH M & SHIRLEY S LUSE
6661 LOOSAHATCHIE CV
ARLINGTON, TN 38002

CLARENCE MCCLAIN & GABRIELLE
LEWIS
4979 LOOSAHATCHIE DR
BARTLETT, TN 38002

FLOSSIE SEARS
4973 LOOSAHATCHIE DR
ARLINGTON, TN 38002

KATHY J MAXWELL
4969 LOOSAHATCHIE DR
ARLINGTON, TN 38002

LASHUNNA D BATISTE
4965 CANASTA CV
BARTLETT, TN 38135

JEREMY OWENS
4959 CANASTA CV
BARTLETT, TN 38135

JEREMIAH & CARLOTTA WOODS
4953 CANASTA CV
BARTLETT, TN 38135

TIFFANY BLUE
4945 CANASTA CV
ARLINGTON, TN 38002

GEORGE H & STEPHANIE D PETERSON
4933 CANASTA CV
ARLINGTON, TN 38002

GREGORIO & SHARON ACANG
4891 GRACE VIEW LN
BARTLETT, TN 38135

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91320

LUIS J & EMILY A LOPEZ
4911 GRACE VIEW LN
BARTLETT, TN 38135

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91320

VICTOR & ANDREA M GOODEN
4929 GRACE VIEW LN
BARTLETT, TN 38135

ERIK E & STEOHANIE M MOSS
5727 CLEOME RD
WESTERVILLE, OH 43081

BENJAMIN I & JENNIFER L JOHNSON
4947 GRACE VIEW LN
BARTLETT, TN 38135

GREGORY L PATTERSON
4955 GRACE VIEW LN
BARTLETT, TN 38135

MONICA MAGEE
4965 GRACE VIEW LN
BARTLETT, TN 38135

ADAM & JAMIE ROBINSON
4975 GRACE VIEW LN
BARTLETT, TN 38135

JERRY B ADAMS
4985 GRACE VIEW LN
BARTLETT, TN 38135

LARRY L & ROBBIE IRWIN
4990 GRACE VIEW LN
BARTLETT, TN 38135

CHRISTOPHER L MORROW & JAMIE E
FIELDS
4982 GRACE VIEW LN
BARTLETT, TN 38135

GEORGE CUNNINGHAM & NAKISA A
BANKS
4974 GRACE VIEW LN
BARTLETT, TN 38135

AUDREY R HILL & PHYLLIS S FERGUSON
4964 GRACE VIEW LN
BARTLETT, TN 38135

LINGLING WANG
6531 NORTE DAME DR
BUENA PARK, CA 90620

LUMINA HOLDINGS LLC
5100 POPLAR AVE STE 1503
MEMPHIS, TN 38137

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91320

CLANNON & TANISHA WILLIAMS
4930 GRACE VIEW LN
BARTLETT, TN 38135

DARLENE M RAY
4922 GRACE VIEW LN
BARTLETT, TN 38135

EVERTT & SANDRA K HITE
4914 GRACE VIEW LN
BARTLETT, TN 38135

MARCUS A & ANDREA BROWN
4904 GRACE VIEW LN
BARTLETT, TN 38135

KEITH L BROOKS
4892 GRACE VIEW LN
BARTLETT, TN 38135

DAVID M FERET & LESLIE D WILLINS
5000 RUNNING BIRD LN
BARTLETT, TN 38135

CONNER & WHITNEY SHUBECK
5024 RUNNING BIRD LN
BARTLETT, TN 38135

STEPHANIE WATKINS REVOCABLE
LIVING TRUST
6559 ROYAL KING DR
BARTLETT, TN 38135

DANDY & MARSHA O SANDERS
6575 ROYAL KING DR
BARTLETT, TN 38135

MATTHEW R & SARAH E COX
6572 ROYAL KING DR
BARTLETT, TN 38135

CAROL T OWEN & ROBIN FLEMING
6580 ROYAL KING DR
BARTLETT, TN 38135

ANTHONY D HILL
6588 ROYAL KING DR
BARTLETT, TN 38135

CHARLOTTE C BENTON & JONNAIR
HOLMES
6594 ROYAL KING DR
BARTLETT, TN 38135

ALEXANDER REVOCABLE LIVING TRUST
6536 ROYAL KING DR
BARTLETT, TN 38135

SYLAS SPRADLEY AND KYLEA PETERS AND
TYLER SPRADLEY
6524 ROYAL KING DR
BARTLETT, TN 38135

MELISSA & RICHARD SCHEIDERER
6512 ROYAL KING DR
BARTLETT, TN 38135

JOHN A & NELDA A OZMENT
6500 ROYAL KING DR
BARTLETT, TN 38135

BENNIE F & ESTELLA LEFLORE
6490 ROYAL KING DR
BARTLETT, TN 38135

THEODORE A & REGINA V PERRY
6491 ROYAL KING DR
BARTLETT, TN 38135

TERRY & DORTHY DONALD
6505 ROYAL KING DR
BARTLETT, TN 38135

LONNI & BOBBIE BURKS AND MICHAEL
CARR
6519 ROYAL KING DR
BARTLETT, TN 38135

BRUCE ROBERTS
6529 ROYAL KING DR
BARTLETT, TN 38135

CORDELL W & PATRICIA L BATTLES
6536 ROYAL KING DR
BARTLETT, TN 38135

WANDA K PHILLIPS
6555 RUNNING BIRD CV
ARLINGTON, TN 38002

BRUCE T & SANDRA E JOHNSON
6565 RUNNING BIRD CV
ARLINGTON, TN 38002

KEITH D & BEVERLY A TURBETT
6583 RUNNING BIRD CV
ARLINGTON, TN 38002

CHARLES & OLATUNBOSUN ADADEVOH
6587 RUNNING BIRD CV
ARLINGTON, TN 38002

ABRAHAM JOHNSON
6584 RUNNING BIRD CV
ARLINGTON, TN 38002

DAVID C COOK
6580 RUNNING BIRD CV
ARLINGTON, TN 38002

ALLEN D & LISA C BEYERSDORF
6576 RUNNING BIRD CV
ARLINGTON, TN 38002

VINCENT & CATINA JENNINGS
6572 RUNNING BIRD CV
ARLINGTON, TN 38002

ANTON D & TERRIYANA E HILL
6562 RUNNING BIRD CV
ARLINGTON, TN 38002

DAVID & KIMBERLY ALLEN
6552 RUNNING BIRD CV
ARLINGTON, TN 38002

HERMAN G & JANE D HARRISON
6534 STECK CV
ARLINGTON, TN 38002

HOWARD S & CATHY CARNEY
6530 STECK CV
ARLINGTON, TN 38002

TONY C & SUZANNE R QUARLES
6520 STECK CV
ARLINGTON, TN 38002

SHANNON SIMS & CANDICE HAMPTON-
SIMS
6510 STECK CV
ARLINGTON, TN 38002

RICKY L & GRETA L SPENCER
6498 STECK CV
ARLINGTON, TN 38002

COOPER WASH REVOCABLE TRUST
6488 STECK CV
ARLINGTON, TN 38002

DAXSHA D & SANJAY K VERMA
6484 STECK CV
ARLINGTON, TN 38002

REUBEN NGANGA & MARTHA
KARUNDA REVOCABLE LIVING TRUST
6480 STECK CV
ARLINGTON, TN 38002

CHASITY HENDERSON & MAURICE
WOOTEN
6485 STECK CV
ARLINGTON, TN 38002

WARD O & PAMELA H LINDSEY
6491 STECK CV
ARLINGTON, TN 38002

PORSCHER MATTHEWS
6501 STECK CV
ARLINGTON, TN 38002

NICHOLE L CHEY
6511 STECK CV
ARLINGTON, TN 38002

RICHARD J & BEVERLY G PEYTON
6521 STECK CV
ARLINGTON, TN 38002

ROBERT C HUGHES
6525 STECK CV
ARLINGTON, TN 38002

ADAM M HOLYFIELD
6531 STECK CV
ARLINGTON, TN 38002

SANDRA SCOTT & JONATHAN GRAVES
6552 ROYAL VALLEY CV
BARTLETT, TN 38135

GARY M & PATRICIA A HAYNES
6560 ROYAL VALLEY CV
BARTLETT, TN 38135

JIM A & BEVERLY A HARBIN
6559 ROYAL VALLEY CV
BARTLETT, TN 38135

JIMMY D & RUBY K WATKINS
6553 ROYAL VALLEY CV
BARTLETT, TN 38135

MATTHEW & DOMINICA HARRIS
6533 ROYAL VALLEY DR
BARTLETT, TN 38135

BILLY & MELINDA HENSON LIVING TRUST
6519 ROYAL VALLEY DR
BARTLETT, TN 38135

ROBERT DODSON & MORGAN BERRY
6505 ROYAL VALLEY DR
BARTLETT, TN 38135

DARRELL JOYCE
7138 CAROL LN
FALLS CHURCH, VA 22042

LEE REVOCABLE LIVING TRUST
6492 ROYAL VALLEY DR
BARTLETT, TN 38135

ANDRE K JOHNSON
6502 ROYAL VALLEY DR
BARTLETT, TN 38135

ZACHARY B & MEGHAN M ULLRICH
6510 ROYAL VALLEY DR
BARTLETT, TN 38135

LISA N ROWE
6520 ROYAL VALLEY DR
BARTLETT, TN 38135

MICHAEL P & SHARON A PUTT
6532 ROYAL VALLEY DR
BARTLETT, TN 38135

KENJA N BRITT
6408 ROYAL KING DR
BARTLETT, TN 38135

ABDULMAJID A ALMEZJAJI & SARAH A
HEZAM
5005 KINGS MEADOW DR
BARTLETT, TN 38135

ERNEST C & SANDRA A KEEFER
4997 KINGS MEADOW DR
BARTLETT, TN 38135

AH4R TN 3 LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

ANTHONY BRAMLETT
4997 KINGS MEADOW DR
BARTLETT, TN 38135

GABRIEL J LUPINACCI
4965 KINGS MEADOW DR
BARTLETT, TN 38135

MARK E & STACY M BIGGS
4966 KINGS MEADOW DR
BARTLETT, TN 38135

REGINALD R & DANA M PRIDE
4986 KINGS MEADOW DR
BARTLETT, TN 38135

LAQUITA WEAVER
6500 PINEY RIVER RD
BARTLETT, TN 38135

ANDREW & HELEN J CHAVERS
6490 PINEY RIVER RD
BARTLETT, TN 38135

QUEEN TAYLOR & EUDORA THOMPSON
6474 PINEY RIVER RD
BARTLETT, TN 38135

ANTONIO JOHNSON
6452 PINEY RIVER RD
BARTLETT, TN 38135

ANTOINETTE WIMBERLY
6444 PINEY RIVER RD
BARTLETT, TN 38135

GARY MURPHY REVOCABLE TRUST
6436 PINEY RIVER RD
BARTLETT, TN 38135

MIKE & BARBARA L FAULKNER
6416 PINEY RIVER RD
BARTLETT, TN 38135

JAY J & DONNA JO MATTHEWS
6415 PINEY RIVER RD
BARTLETT, TN 38135

DEBRA C MACKLIN
6451 PINEY RIVER RD
BARTLETT, TN 38135

SHARON & TRENNIS SWIMS
6463 PINEY RIVER RD
BARTLETT, TN 38135

TIMOTHY A & SHELIA K WHALEY
6477 PINEY RIVER RD
BARTLETT, TN 38135

DORETHERA OGARRO
6489 PINEY RIVER RD
BARTLETT, TN 38135

RICHARD S & BETH TOWNLEY
5044 MISTY RIVER RD
BARTLETT, TN 38135

SCOTT K & ANDREA N VALLIER
5036 MISTY RIVER RD
BARTLETT, TN 38135

ANDRE & CASSAND DODSON
5028 MISTY RIVER RD
BARTLETT, TN 38135

MARION D DICKENS
5020 MISTY RIVER RD
BARTLETT, TN 38135

CURT B & STACY M DAVIS
5014 MISTY RIVER RD
BARTLETT, TN 38135

RONALD M BYRD
5006 MISTY RIVER RD
BARTLETT, TN 38135

ELIZABETH JOHNSON
4996 MISTY RIVER RD
BARTLETT, TN 38135

ROGER GAGNE
5007 MISTY RIVER RD
BARTLETT, TN 38135

ANGELITA T & ISAGANI A MABILIN
1966 GARZONI PL
SANTA CLARA, CA 95054

MICHAEL J & KIMBERLY SANDERSON
6446 E FORKED RIVER CV
BARTLETT, TN 38135

JOHN P MELODY EDOFF
6445 E FORKED RIVER CV
BARTLETT, TN 38135

PR BORROWER 26 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

CHARLES D & REBECCA L MITCHELL
6425 E FORKED RIVER CV
BARTLETT, TN 38135

ENGELA DAVIS
6416 W FORKED RIVER CV
BARTLETT, TN 38135

JEFF S & NORMINIA HALLIBURTON
6417 W FORKED RIVER CV
BARTLETT, TN 38135

THOMAS & MEGAN TURNER
4936 KINGS FOREST DR
BARTLETT, TN 38135

DARYL K PETERSON
4926 KINGS FOREST DR
BARTLETT, TN 38135

STEPHEN M & CYNTHIA A LYTLE
4916 KINGS FOREST DR
BARTLETT, TN 38135

SHANNON L THOMAS
4906 KINGS FOREST DR
BARTLETT, TN 38135

MAYDETE E ULLOA
4890 KINGS FOREST DR
BARTLETT, TN 38135

MELINDA F & JEFF SMOCK
4923 KINGS FOREST DR
BARTLETT, TN 38135

JIMMY L ARNOLD
4915 KINGS FOREST DR
BARTLETT, TN 38135

CARL & KATIE MCGHEE
4905 KINGS FOREST DR
BARTLETT, TN 38135

JASON B KIMBERLY L MICHAEL
4895 KINGS FOREST DR
BARTLETT, TN 38135

ALMA N DELEON-CARITAN
4887 KINGS FOREST DR
BARTLETT, TN 38135

DALE S THOMPSON
4875 KINGS FOREST DR
BARTLETT, TN 38135

FLOYD L & CANDANCE S COVEY
3541 WATERFORD CV
COLLIERVILLE, TN 38017

DONALD K TATE
4859 KINGS FOREST DR
BARTLETT, TN 38135

SHAWN ELEY
4845 KINGS FOREST DR
BARTLETT, TN 38135

SKEEN FAMILY TRUST
4835 KINGS FOREST DR
BARTLETT, TN 38135

TOM ELY
4825 KINGS FOREST DR
BARTLETT, TN 38135

JUAN L OWENS
4815 KINGS FOREST DR
BARTLETT, TN 38135

ESMERALDA ARELLANO & HUMBERTO
VELAZQUEZ
4806 KINGS FOREST DR
BARTLETT, TN 38135

JOSEPH M FERDINAND & ROBIN
STEVENS-FERDINAND
6450 REGENTS CV
BARTLETT, TN 38135

MICHAEL E & TERESA S WILDER
6462 REGENTS CV
BARTLETT, TN 38135

LESLIE B RITCHIE
6472 REGENTS CV
BARTLETT, TN 38135

REBECCA CUNNINGHAM
6482 REGENTS CV
BARTLETT, TN 38135

GARY & AMANDA ERVING
6492 REGENTS CV
BARTLETT, TN 38135

MARCELO P NATUPLAG & EVELYN M
MASPIL
6493 REGENTS CV
BARTLETT, TN 38135

THOMAS M & PATRICIA W BURNS
6483 REGENTS CV
BARTLETT, TN 38135

SHERWANDA S JAMESON
6930 AREKA HILL CV
BARTLETT, TN 38135

CADARRIUS & BREYA MCGLOWN
6449 KINGS CV
BARTLETT, TN 38135

AH4R TN PROPERTIES TWO LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

ABIGALE E KURTZ
6471 KINGS CV
BARTLETT, TN 38135

BRITNI ALLEN
6481 KINGS CV
BARTLETT, TN 38135

REBECCA L MOORE
6480 KINGS CV
BARTLETT, TN 38135

JASON L & LAKESHA WARREN
6470 KINGS CV
BARTLETT, TN 38135

MARK R & ERIKA E BEADLE
6458 KINGS CV
BARTLETT, TN 38135

DAPHNE WILLIS
6448 KINGS CV
BARTLETT, TN 38135

CHARLES R & PATRICIA A CONNELL
4948 DUCK RIVER RD
BARTLETT, TN 38135

RONALD C & BARBARA M KRALLE
4936 DUCK RIVER RD
BARTLETT, TN 38135

CHARLES L WILLIAMS
4928 DUCK RIVER RD
BARTLETT, TN 38135

FKH SFR PROPCO H LP
600 GALLERIA PWKY STE 300
ATLANTA, GA 30339

THOMAS W DAMSKE & HAMIE KELLY
4910 DUCK RIVER RD
BARTLETT, TN 38135

TITUS & KIMBERLY DUNNING
4900 DUCK RIVER RD
BARTLETT, TN 38135

CSMA BLT LLC
600 GALLERIA PWKY STE 300
ATLANTA, GA 30339

BRANDON & SHARON BEARD
4880 DUCK RIVER RD
BARTLETT, TN 38135

PROGRESS REISENTIAL BORROWER 5 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

VIDURA HOLDINGS LLC
PO BOX 731356
SAN JOSE, CA 95173

ISMET & SUZANN N CELEBI
4850 DUCK RIVER RD
BARTLETT, TN 38135

MARK A & SHERRI J WILLIAM
4840 DUCK RIVER RD
BARTLETT, TN 38135

KEYON & CHIQUITA LOVE
4830 DUCK RIVER RD
BARTLETT, TN 38135

THOMAS W & CHARLOTTE L PUCKETT
4820 DUCK RIVER RD
BARTLETT, TN 38135

CORNELIA WILSON & KAREN CARDOSI
4947 DUCK RIVER RD
BARTLETT, TN 38135

JENNIFER M & MARK C SCHULTZ
4939 DUCK RIVER RD
BARTLETT, TN 38135

CALLICOTT FAMILY TRUST
4929 DUCK RIVER RD
BARTLETT, TN 38135

MAREK R & URSZULA BIS
4917 DUCK RIVER RD
BARTLETT, TN 38135

DEBRA D GETHERS
1509 PULLMAN DR
SEVERN, MD 21144

GARY A & NANCY H MORSE
4901 DUCK RIVER RD
BARTLETT, TN 38135

NEAL TAMARA
4881 DUCK RIVER RD
BARTLETT, TN 38135

JAMES S & KELLY C SZCEPANSKI
4871 DUCK RIVER RD
BARTLETT, TN 38135

HOLLY D THOMAS
4861 DUCK RIVER RD
BARTLETT, TN 38135

ROBERT & PATRICIA HETZEL
4849 DUCK RIVER RD
BARTLETT, TN 38135

DARIN & LISA CLIFT
6410 NEEDLE RIDGE RD
BARTLETT, TN 38135

STEWART B CUMMOCK
6415 NEEDLE RIDGE RD
BARTLETT, TN 38135

DEANNA REDMOND
6407 NEEDLE RIDGE RD
BARTLETT, TN 38135

AMATSYAH B YISRAEL
6399 NEEDLE RIDGE RD
BARTLETT, TN 38135

HENRY & MELINDA JONES
6398 OLD BROWNSVILLE RD
BARTLETT, TN 38135

LARRY J WILLIAMS
4735 S 3RD ST
MEMPHIS, TN 38109

ANDREA D DILLON
6416 OLD BROWNSVILLE RD
BARTLETT, TN 38135

HOME SFR BORROWER IV LLC
3505 KROGER BLVD STE 400
DULUTH, GA 30096

DENA & DOUGLAS CARLOCK
4842 MISTY RIVER RD
BARTLETT, TN 38135

TOMMY C THOMPSON
4854 MISTY RIVER RD
BARTLETT, TN 38135

DANILO & CELESTINA LARA
4862 MISTY RIVER RD
BARTLETT, TN 38135

EMILY M TAMBOLI
4872 MISTY RIVER RD
BARTLETT, TN 38135

MATTHEW & MARY BURKE
4882 MISTY RIVER RD
BARTLETT, TN 38135

ROY E & VIRGINIA CUNNINGHAM
4892 MISTY RIVER RD
BARTLETT, TN 38135

ROY E & VIRGINIA CUNNINGHAM
4902 MISTY RIVER RD
BARTLETT, TN 38135

HACKETT REVOCABLE LIVING TRUST
4910 MISTY RIVER RD
BARTLETT, TN 38135

PATRICIA M & DAVID ALTIZER
4930 MISTY RIVER RD
BARTLETT, TN 38135

WH PORTER CONSULTANTS
6055 PRIMACY PARKWAY SUITE 115
MEMPHIS, TN 38119

GBI CONTRACTORS
110 CAMPGROUND ROAD
REDBANKS, MS 38661

SAMMY GUFFIN
95 8TH ST NW APT 1803
ATLANTA, GA 4576

Board of Mayor and Aldermen
December 9, 2025



Item Memo

Consent Summary:

Three items have been identified as having a potential auction-value of \$500 or more and will be auctioned on GovDeals.com.

Formal Body:

Three items have been identified as having a potential auction-value of \$500 or more and will be auctioned on GovDeals.com.

Article V Section 4 of the Charter of the City of Bartlett designates the authority to the Mayor to sell surplus property with Board approval for items valued over \$500. The following items have been identified as surplus with a potential value of over \$500 and are eligible to be sold at public auction.

| Department | Year | Make/Model | Color | Vehicle ID# |
|-------------------|-------------|-------------------|--------------|--------------------|
| Public Works | 1997 | Ford F-250 | White | 1FTHF25F7VEC08591 |
| Public Works | 2012 | Ford F-150 | White | 1FTFX1CF5CKD45108 |
| Public Works | 2004 | Incinerator | | |

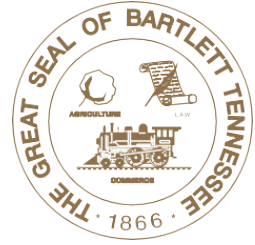
It is our recommendation that these items be approved to be sold at public auction. If approved, the City of Bartlett will advertise the items to be auctioned on the GovDeals website (www.govdeals.com).

Thank you for your consideration of the above item.

Attachments:

None

Board of Mayor and Aldermen
December 9, 2025



Item Memo

Consent Summary:

The developer, James E. Logue, will pay \$1,400.00 in City fees. The bond is set at \$0.00.

Formal Body:

Attachments:

Resub Lot 27 JD Kearny SD CONTRACT, Location Map

RESIDENTIAL SUBDIVISION CONTRACT

THIS AGREEMENT, made and executed this _____ day of _____, _____ between the CITY OF BARTLETT, SHELBY COUNTY , TENNESSEE, hereinafter referred to as the CITY and JAMES E. LOGUE, hereinafter referred to as the DEVELOPER.

WITNESSETH:

WHEREAS, the CITY PLANNING COMMISSION has approved a subdivision plat Entitled: RESUBDIVISION OF LOT 27 OF THE JD & JA KEARNEY SUBDIVISION dated NOVEMBER 3, 2025, made by the DEVELOPER; and WHEREAS, the CITY PLANNING COMMISSION has approved the Construction Plan and established certain conditions for approval of the Final Plat of said subdivision in accordance with Section 13-4-301, Tennessee Code Annotated, and the City Subdivision Regulations, one of which is the approval of this Development Contract by the CITY BOARD OF MAYOR AND ALDERMEN; AND

WHEREAS, the CITY and the DEVELOPER by the terms of this contract desire to specify those detailed costs, division of responsibilities and maintenance and other conditions in addition to the Subdivision Regulations and the Construction Plan, heretofore approved, according to Law by the CITY PLANNING COMMISSION, said additional terms not to be considered as a variance from or modification to regulations, plans or plat, as approved on the date of execution; and

WHEREAS, this Subdivision Development Contract is entered into by the CITY at the instance of the DEVELOPER upon the understanding that the DEVELOPER shall remain fully responsible for specific compliance with the requirements of the Subdivision Regulations, the Technical Specifications of the CITY, and the Construction Plan, duly prepared by the CITY PLANNING COMMISSION subject to review and recommendation of the CITY ENGINEER, and

NOW, THEREFORE, in consideration of the promisee and mutual covenants of the parties herein contained, and other considerations herein recited, it is agreed and understood as follows:

GENERAL PROVISIONS

1. That the DEVELOPER shall at his expense provide all roads, drainage, storm drains, catch basins, rights-of-way, easements, open improvements and installations to be constructed as set forth herein and on the approved Construction Plans, including construction of all off-site improvements and drainage systems (pertaining to this development).
2. That the DEVELOPER shall pay the expenses of engineering inspection by the CITY ENGINEER along with any laboratory testing expenses deemed necessary by the CITY ENGINEER and incurred for material testing and soil density and moisture content test, provided, however, that the DEVELOPER shall remain fully responsible for construction to the approved design and quality control, and that the CITY ENGINEER is vested with the right of periodic inspections, final approval and stop work order as a measure of secondary or subsequent enforcement.

3. That the CITY in its proprietary function does not purport to specify the development layout nor the choice of available land uses; nor does the CITY PLANNER design, supervise, nor certify the adequacy, structural integrity, or capacity of improvements or installations within or without the limits of the development; neither is the CITY ENGINEER vested with any authority or responsibility for the design of any improvements or installations within or without the limits of the development; nor is the CITY ENGINEER required to determine the structural integrity, capacity, elevation, location, type or adequacy of any improvements or installations.

4. That in providing technical assistance, planning and review of subdivision development the CITY seeks to enforce its minimal governmental standards and does not relieve or accept any of the DEVELOPER'S liability and responsibility for proper design, construction and installation of improvements within or without the limits of the subdivision.

5. That subject to the warranty provisions herein, after completion of the improvements, subject to final inspection and written approval of the CITY ENGINEER, submission of as-built drawings, approval and recording of the Final Plat of said subdivision, and acceptance by the CITY of the dedication of public improvements and land, the CITY does thereafter accept responsibility for the maintenance of all public improvements excepting sidewalks which shall be maintained by the property owners. Such responsibility for maintenance of sidewalks shall be so noted on the Final Plat of said subdivision.

6. That all easements granted by the DEVELOPER, to be recorded on the Final Plat of said Subdivision, shall be specifically reserved for the use or uses noted on the approved Construction Plans.

7. The DEVELOPER is required to select URD of the Memphis Light, Gas, and Water's application for Utility Services for residential subdivision. Underground Residential Distribution (URD) shall mean that all primary feeders to the subdivision and within the subdivision shall be underground to pad mounted transformers located at the side property line between the houses. The secondary service shall also be underground. Any pad mounted switchgear, as required shall be located on the side property line.

8. That when mutually agreed by the CITY and the DEVELOPER that the CITY will design and/or install any of the required improvements, the DEVELOPER shall deposit in cash or by certified negotiable instrument the full cost of such improvements, based on current prices at the time of execution of a separate contract for such design and/or installation by the CITY prior to the date the DEVELOPER requests installation to commence. It is understood that the CITY will not order materials, schedule work, or expend any funds until the required funds are delivered to the CITY by the DEVELOPER.

9. That for non-residential development within the subdivision, all storm water drainage shall be collected on site and conveyed by drainage structures to the public storm sewer system. Further, non residential development having more than one-hundred and fifty thousand (150,000) square feet of improved area, building and parking, shall have all drainage structures designed by the slow release method. The design calculations for such structures shall be submitted to the CITY ENGINEER for approval prior to construction.

10. That the DEVELOPER shall haul all scrap building materials, debris, rubbish, and other de-gradable materials to a permitted landfill, and not bury any such materials within the limits of said subdivision (except if they are permitted to burn by Shelby County Health Department and the Bartlett Fire Department).

11. That if a bond has been executed to secure the value of the improvements to be constructed and installed under this contract and said bond, due to inflation and/or rising costs, is inadequate to secure the cost of said improvements when an extension of the contract period is sought, the DEVELOPER shall provide the additional security to bring the bond amount in line with current cost projections by the CITY ENGINEER and approved by the CITY PLANNING COMMISSION.

12. That the CITY and any of its agencies will not unreasonably withhold approval of time extensions where the DEVELOPER has provided the required notice to the CITY ENGINEER and such additional security as may be deemed necessary.

13. That the DEVELOPER understands that failure to follow this time extension procedure constitutes a breach of contract and places the DEVELOPER in violation of the Subdivision Regulations and subject to a declaration of default.

14. That the DEVELOPER will not transfer the property on which this subdivision is to be located without first providing the CITY ENGINEER with prior notice of when and to whom transfer is to be made. If the transferee intends to develop this subdivision in accordance with the approved Construction Plans and Final Plat, if already approved and recorded pursuant to this contract, the DEVELOPER shall provide the CITY ENGINEER and the CITY ATTORNEY an Assumption Agreement by which the transferee agrees to perform and complete all the requirements of this contract and to provide the surety needed to secure such performance. Said agreement shall be subject to approval of the CITY BOARD OF MAYOR AND ALDERMEN.

15. That the DEVELOPER understands that transfer of said property without providing the notice of transfer and Assumption Agreement as required herein shall be a breach of contract and places the DEVELOPER in violation of the Subdivision Regulations and subject to a declaration of default.

16. That the DEVELOPER shall comply with all applicable Federal, State, and local laws, and it shall be the DEVELOPER'S responsibility to furnish proof of said compliance upon demand.

17. That should the DEVELOPER default in any part of this contract and it becomes necessary to engage an attorney to file necessary legal action to enforce the provisions of this contract or sue for any sums of money due and owing or liability arising incident to this contract, the DEVELOPER shall pay to the CITY reasonable attorney's fees.

18. That the Developer shall furnish, on demand of the CITY ATTORNEY, satisfactory evidence that the DEVELOPER has the lawful right to enter into this contract for the purpose herein contained.

II

FIXED IMPROVEMENTS

1. The construction of all required improvements by the DEVELOPER including but not limited to the curb and gutter, street sub-grade preparation, street base course construction, temporary surface course, storm drainage, sidewalks, water service, utility service, sewer service and other related items, shall be in accordance with the subdivision regulations and specifications of the CITY OF BARTLETT, which are incorporated by reference herein and said fixed improvements required approval and acceptance by the CITY OF BARTLETT. The drainage system shall be constructed with gasketed reinforced concrete pipe or concrete channel lined ditch and other drainage structures shown on the street plan and development plans for the subdivision, all of which drainage system must be specifically approved by the CITY ENGINEER and in compliance with the approved plans and CITY SPECIFICATIONS which are hereby made a part of this

contract as if specifically set out. Said plans and development plat shall bear the signature of approval by the CITY ENGINEER before construction may commence. The DEVELOPER will pay the expenses of engineering inspection by the CITY ENGINEER along with any laboratory testing expenses deemed necessary by the CITY ENGINEER and incurred for material testing and density tests, provided however, the DEVELOPER shall remain primarily responsible for construction to approve design and quality control and the CITY ENGINEER is vested with the right of periodic inspections, final approval and stop work order as a measure of secondary or subsequent enforcement. Further, for road construction, the DEVELOPER shall be responsible for street subsurface preparation and the following requirements, in addition to the detailed specifications, shall apply:

STREET PAVING/TRAFFIC CONTROL SIGNS

All streets are to be constructed in conjunction with the requirements of the approved subdivision regulations.

1. Upon completion of the graveling and/or cementing process, an inspection will be made and if approved the first 2 inch asphalt course will be applied and the cost will be paid for by the DEVELOPER. The DEVELOPER will then maintain the streets until the final street paving is installed. (See Final Street Paving Requirements, Page 10 of 24)
2. That the DEVELOPER shall install, at their expense, permanent street name signs and traffic control signs. All traffic control signs shall be located as shown on the plan prepared by the City Engineer. All signs are to be in place before final acceptance of the subdivision and shall be fabricated in accordance with the following Standards and Specifications.

STOP SIGNS: 30" x 30" octagon shape, high intensity red tape, background with 3/4" white band around complete sign with 10" white letters. Sign post shall be set in ground minimum 48" bury, so there is 7' from bottom of sign to top of asphalt. All signs shall meet or exceed Manual of Uniform Traffic Control Devices and State Department of Transportation regulations.

YIELD SIGNS: 30" triangle shape, high intensity red tape background with 3/4" white band around complete sign and 13" white triangle in center with 3" red letters. Also, all signs needs to meet or exceed Manual on Uniform Traffic Control Devices and State Department of Transportation regulations. Yield sign post shall be set in-ground, minimum 48" bury 7' from bottom of sign to top of asphalt.

SPEED LIMIT SIGNS: 24" x 30" white, high intensity tape background with 4" speed limit black letters and 10" black numbers with black 3/4" trim around complete sign 3/4" of an inch away from outside edge. Certified sign company will make to State Department of Transportation and Manual of Uniform Traffic Control Devices Standard regulations. Signpost shall be 6' from bottom of sign to top of asphalt.

STREET NAME SIGNS: 9" aluminum plates, covered completely with green reflective tape, with 6" letters. All coves and dead end streets should have yellow ends with 1" black letters saying dead end. Street name signs should be 9' from bottom of sign to top of asphalt. Sign post shall have minimum 3 foot bury. All signs need to meet or exceed Manual on Uniform Traffic Control Devices and State Department of Transportation regulations.

TRAFFIC POST: Green "U" Channel slotted post 12' long, standard thickness.

STREET NAME POST: 3" galvanized round post 12' long.

NOTE: When street name signs and traffic control signs are in same location, one post can be used with street name on top. Excessive post lengths are to be below grade or cut off; they are not to extend above the top of the sign.

3. That the DEVELOPER shall furnish all labor and materials to construct and install all sidewalks, handicap ramps, curb cuts and driveway aprons in accordance with the CITY'S Subdivision Regulations and Technical Specifications and the approved Construction Plan. The DEVELOPER may permit individual builders for lots within the subdivision to assume all or part of the responsibility for the construction and installation of sidewalks, handicap ramps, curb cuts and driveway aprons provided that the sales contract or other agreement between the DEVELOPER and individual builders shall specifically detail the builder's assumption of such responsibility and shall state that construction and installation of such improvements by the builder shall be a condition of the Building Permit issued by the CITY, in which case the DEVELOPER shall be relieved of the requirement of such construction and installation. In the event that the DEVELOPER fails to comply with this provision of the contract or if the builder has not assumed such responsibility, the DEVELOPER shall remain fully responsible for completing the construction and installation of any or all improvements which have not been

assumed by individual builders including any bonding or warranty requirements of the CITY.

4. That if it is not necessary to change an existing road grade and alignment the DEVELOPER shall only be required to construct drainage, curbs and gutters, grade, gravel, and place to the existing pavement. If the existing grade and alignment is changed, the DEVELOPER shall be required to grade, gravel and place the full width of said street or road.

5. That the DEVELOPER shall complete all grading within the street right-of-way before the public utilities are installed.

6. That the DEVELOPER shall design and construct all private streets and roadways authorized within the development to standards equal to or greater than required by the Subdivision Regulations and Technical Specifications of the CITY. (OPTION PROVISION WHERE APPLICABLE)

7. That easements for sanitary sewers, drainage and other required services may be located and utilized within private streets and shall be so noted on the Final Plat of said subdivision. (OPTIONAL PROVISION WHERE APPLICABLE).

III

FINAL STREET PAVING

The CITY OF BARTLETT shall furnish and install, on accepted and dedicated streets only, a final asphalt surface course in accordance with the CITY SPECIFICATION and Subdivision Regulations. The DEVELOPER, upon the direction of the CITY OF BARTLETT will adjust manholes and water valve boxes to meet finished surface course prior to application of surface course. The DEVELOPER shall pay to the CITY OF BARTLETT upon demand a sum equal to 100% of the cost of the surface course, said cost to be determined by the CITY ENGINEER and paid by the DEVELOPER prior to installation. This final surface (1") will not be

installed until 100% of the lots in the subdivision are built upon. Bond will be held until such time as the Final Surface is applied and all subdivision improvements are in place and accepted by the City Engineer.

IV

WATER SERVICE

1. The DEVELOPER shall pay the full and actual cost of labor and materials required or the DEVELOPER may proceed as under Paragraph 2 of this Section to install all water mains, hydrants, valves, and appurtenances to serve all lots within said subdivision from the existing CITY water system and to install water service lines and appurtenances from the water main to the meter center at the front property line of each lot. Further, the DEVELOPER shall pay all engineering, testing and laboratory costs incident to the water service in and to said subdivision.
2. That the DEVELOPER shall have the option of privately contracting for the construction and installation of all or part of the sewerage system, water service system and with a qualified contractor licensed in the State of Tennessee, provided, however, DEVELOPER shall deliver to the CITY ATTORNEY proof of payments to the contractor and a waiver of all claims and liens against such improvements binding on said contractor or the DEVELOPER may file a notice of completion and once duly filed said filing sent to the CITY ATTORNEY.

V

WATER SERVICE EXPANSION FEE

1. That the DEVELOPER shall pay to the CITY a sum equal to 15% of the water construction cost, said sum to be applied by the CITY for expansion of water supply and treatment facilities and shall be in addition to payments to the CITY for installation of the water service system to and in said subdivision.
2. Developer will pay a water connection fee of \$2,000.00 per lot.

VI

SEWER SERVICE

That the DEVELOPER shall pay to the CITY full and actual cost of labor and materials required or the DEVELOPER may proceed as under Section IV (2), herein, to install a State Board of Health approved sewerage system complete with necessary pumping stations, force main, sewer mains, and manholes, and appurtenances, within and without the limits of said subdivision, and sewer laterals to the front on each lot within the said subdivision. Further, the DEVELOPER shall pay the cost of engineering, inspection, testing, and laboratory costs incident to the sewer service in or to the said subdivision.

VII

SEWER CONNECTION CHARGE

That the DEVELOPER shall pay to the CITY, a sewer maintenance and connection charge of \$2,000.00 for each lot in said subdivision. Such fee shall be paid prior to approval of the Final Plat of said subdivision by the CITY PLANNING COMMISSION.

Also, the Developer shall pay a sewer system review fee of \$10 per lot or \$25 per 250 feet of sewer line extension (whichever is greater). Minimum charge of \$25 per contract.

VIII

JEOPARDY OF BUILDING PERMITS

That should the DEVELOPER fail to complete any part of the work in a GOOD AND WORKMANLIKE MANNER, as approved by the CITY ENGINEER or to comply with any provision of this contract, then the CITY shall reserve the right to withhold and withdraw any or all building permits, water service and sewer service within the subdivision until all provisions of this contract have been fulfilled by the DEVELOPER.

IX

SEDIMENT AND DEBRIS

1. The DEVELOPER will hold the CITY OF BARTLETT and the CITY ENGINEER harmless and defend all claims, judgments and demands of all persons for damage caused by the deposit of more sediment or debris from drainage flowing from said subdivision. Further, the DEVELOPER shall bear the expense of erosion and sediment control and dust abatement before, during and after construction during the warranty period.
2. That the DEVELOPER shall provide necessary erosion control in accordance with the CITY Subdivision Regulations and Technical Specifications. All freshly excavation and embankment areas, not covered with satisfactory vegetation, shall be fertilized, mulched and seeded and/or sprigged and/or sodded as required by the CITY ENGINEER to prevent erosion. In event it is determined by the CITY ENGINEER that the necessary erosion control is not being provided by the DEVELOPER, the CITY ENGINEER shall officially notify the DEVELOPER of the problem. If the DEVELOPER fails to provide satisfactory erosion control within fifteen (15) days after notice, then the CITY shall make all necessary improvements to eliminate the erosion problem, documenting all expenses incurred performing the work. Prior to releasing any bonds or other

securities covering said subdivision, all expenses incurred by the CITY shall be paid in full by the DEVELOPER.

3. That the DEVELOPER shall maintain work sites within and without the subdivision in a manner which will prevent increased sedimentation, debris and pollution from drainage flowing from said subdivision. In the event of a stop work order issued by the CITY ENGINEER, the DEVELOPER shall be permitted a reasonable time to continue work required to comply with this Section. Further, the DEVELOPER shall bear the expense of erosion, sediment, and insect vector control before, during and after construction, and until termination of the warranty period.

X

EASEMENTS

The DEVELOPER will be required to obtain and furnish all necessary easements to the CITY OF BARTLETT to serve said subdivision, said easements to be in form, type, size and character acceptable to the CITY OF BARTLETT.

XI

TITLE TO WATER AND SEWER LINES

The CITY OF BARTLETT shall be granted title to the water and sewer lines and accessories to serve the subdivision, and also title to the water main and sewer mains and accessories (sewer lift station) within the subdivision when said systems are connected onto the existing system of the CITY OF BARTLETT.

XII

DRAINAGE DESIGN RESPONSIBILITIES

1. That the DEVELOPER shall construct and install all storm water drainage channels, ditches, and structures. All drainage control fees shall be paid to the CITY and a retention and storage basin with sufficient hydraulic capacity to control all surface and ground water originating within and upstream of the subdivision shall be constructed as required by the City. Said drainage system shall be designed such that the amount and rate of water from all sources leaving the subdivision after full building development shall not be significantly different after than before said development unless approved by the CITY ENGINEER upon certification of a Professional Engineer registered in the State of Tennessee that the Drainage system design and improvements upon full development of upstream and downstream properties under existing zoning are sufficient to accept surface and ground water reasonably expected to flow onto the subdivision and discharge all waters reasonably expected to flow from the subdivision so as not to damage or flood properties nor to increase the established base flood elevation of the upstream or downstream portion of Flood Way within or without the subdivision. Further, that the adequacy of the drainage shall in all cases be certified by the DEVELOPER'S engineer by his signature and seal affixed upon the Final Plat of said subdivision prior to the final approval by the CITY PLANNING COMMISSION and recording of said plat.

2. That the DEVELOPER shall provide to the CITY BUILDING DEPARTMENT and to each lot purchaser or builder a coordinated grading plan designed to insure proper drainage of all lots and building site within the subdivision. Said plan shall be compatible with the overall drainage plan for the subdivision and shall comply with the CITY Subdivision Regulations and Ordinance 80-

13, which is included herewith by reference. Further, said plan shall contain a notation stating that compliance with the plan by individual lot owners and builders shall be a condition of the Building Permit issued by the CITY.

3. That in any development which alters or revises the Flood Plain or Flood Way shown on the Flood Hazard Boundary Map issued by the Federal Emergency Management Region Office, the DEVELOPER shall provide to the CITY FLOOD ADMINISTRATOR a Development Permit issued by the Federal Insurance Administration Regional Office accepting said alteration or revision of the Flood Plan or Flood Way. Further, until said Development Permit is provided the DEVELOPER shall not proceed with any work affecting the Flood Plain or Flood Way nor will the Final Plat of the subdivision be approved by the CITY PLANNING COMMISSION.

4. It is understood and agreed that the CITY OF BARTLETT in its proprietary function does not purport to specify the development layout nor the choice of available land uses; nor does the CITY OF BARTLETT design, construct, supervise nor certify the adequacy of the drainage improvements.

5. Neither is the CITY ENGINEER vested with any responsibility for the design of drainage improvements nor is he required to determine drainage capacities, survey elevation, cross check adequacy nor specify the type and locations of drainage improvements; and in providing technical assistance, planning and review the CITY OF BARTLETT does not commit itself to the construction, improvements or modification of the drainage system within or without the development.

6. Rather it is the responsibility of the DEVELOPER to properly anticipate, survey, design and construct all drainage improvements so that the development will not increase, alter or affect the flow of surface waters or channellized waters from or onto any property so as to damage or flood any property nor contribute to the same.

7. In providing technical assistance, planning and review the CITY OF BARTLETT seeks to enforce its minimal governmental standards and does not relieve or accept any of the Developers liability and responsibility to properly design and construct the development.

8. Subject to the warranty provisions herein, after completion of the development and after final inspection and written construction approval, the CITY OF BARTLETT does thereafter accept responsibility for the maintenance of drainage improvements.

9. The DEVELOPER further agrees to hold harmless the CITY OF BARTLETT and the CITY ENGINEER from any loss or damage from any claim, cause of action or liability resulting in whole or part from the design, construction and/or installation of the development including reasonable costs, litigation expenses and attorneys fees for defense of same.

10. The detention basin property for residential developments will be deeded free and clear of all liens and indebtedness to the City of Bartlett at the time the development is finalized. Detention basin property for commercial developments will remain the property of the development and its geometric shape and design may not change without approval of the Bartlett City Engineer and the Bartlett Planning Commission.

11. The residential developer has the duty to maintain the detention basin until the City accepts the basin. A fully stabilized basin will be required prior to acceptance. Detention basin maintenance on commercial property will be the responsibility of the commercial property's land owner.

12. There is a drainage fee of \$250.00 per lot in residential subdivisions where detention is constructed and profiled on the property by the developer. If no detention basin is built, the drainage fee is \$500.00 per lot.

13. In Commercial Developments detention fees will be \$500.00 per ½ acre if basins are not Constructed and \$250 per ½ acre when constructed. Basins will be constructed unless waived by the Planning Commission.

14. As long as the City of Bartlett holds security, be it bond, letter of credit or otherwise, the City of Bartlett reserves the right to use said security for completion or repair of the detention basin during the warranty period of the development served by said basin.

15. Those developments approved by the Planning Commission for detention basins to be constructed by the development and maintained by the development will not be assessed fees.

XIII

WARRANTY PROVISIONS

1. That neither the final certificate of payment nor any provision of this contract or its incorporated documents nor partial or entire occupancy of the subdivision shall constitute an approval or acceptance of any work not performed in accordance with the contract and its incorporated documents, nor relieve the DEVELOPER of liability with respect to any express warranty or responsibility for faulty materials or workmanship.

2. That the DEVELOPER shall remedy any defects in work and pay for any damage to other work resulting therefrom which shall appear within a period of one (1) year from the date of final written approval and acceptance unless a longer period is specified. The CITY shall give notice of observed defects with reasonable promptness. Further, this Construction Warranty does not effect but is in addition to the rights and liabilities assessed herein unless a longer period is specified.

3. That throughout the warranty period beginning at final acceptance the DEVELOPER shall provide a bond or other surety securing such warranty for all improvements in a form, amount and with terms acceptable to the CITY BOARD OF MAYOR AND ALDERMEN. The warranty

period is to extend to a minimum of one (1) year after the City's final acceptance. The DEVELOPER is responsible to maintain the streets until the final street paving is installed, (see Final Street Paving Requirements, Page 10 of 24). If the final street paving is not completed within the one (1) year warranty period, the street warranty will be extended until the final street paving is complete. The Bond required in these warranty periods is to be a minimum 50% of the total bond amount or an amount determined by the City Engineer to cover the final construction costs.

4. That the DEVELOPER shall complete all work in this contract within 365 consecutive calendar days from the date hereof; however, if due to unforeseen circumstances, the DEVELOPER is unable to complete said work within the times specified, but desires to complete said contract to the satisfaction of the CITY, the DEVELOPER will submit a written request for extension of the contract period to the CITY ENGINEER at least sixty (60) days prior to the expiration date for such completion, but in no case shall such date exceed one (1) calendar year from the completion date specified in any Performance Bond, provided said bond can be extended for the additional period.

XIV

STREET LIGHTS

1. The Developer of the subdivision is responsible for the cost of street light installation. Prior to release of bond, Memphis Light, Gas and Water will submit a final installed cost of street lights. The City will then bill the Developer for the actual cost incurred for street light installation. Once the Developer pays this fee the City can reduce the bond to reflect this deduction.

XV

BONDING REQUIREMENTS

That prior to proceeding with any site preparation, construction or installation of improvements the DEVELOPER shall deposit with the CITY all required fees and assessments and deliver a formal Offer of Irrevocable Dedication of public improvements and land for said subdivision in a form approved by the CITY BOARD OF MAYOR AND ALDERMEN. Further, prior to proceeding as stated herein, the DEVELOPER shall deliver to the CITY a Performance and Payment bond, Certificate of Deposit, Letter of Credit, or cash bond in the amount identified on Page 19 of said contract and with terms stated in the CITY PLANNING COMMISSION RESOLUTION dated July 8, 1967 and amended to September 5, 1989.

XVI

HOLD HARMLESS

That the DEVELOPER shall hold harmless the CITY and the CITY ENGINEER from any claim, cause of action or liability resulting in whole or in part from the design, construction or installation of the improvements within and without the limits of the subdivision, including reasonable costs, litigation expenses and attorney's fees for defense of same.

XVII

PARKLAND FEES

Developer will pay \$700.00 per lot for a parkland development fee or dedicate acceptable property to the City of Bartlett or other public agency for parkland set aside as outlined in City of Bartlett Subdivision Ordinance as amended May 4, 1992 and August 12, 1997.

SPECIAL CONDITIONS:

FEE REDUCTION FOR FY26 BUDGET YEAR:

Ordinance 25-02 as approved on June 10, 2025 reduced the subdivision contract fees to zero for City Subdivision Inspection, Sewer Connection Charge, Water Connection Fee, Water Plant Expansion, and Water System Engineering. This applied to all basin except the Fletcher Creek Basin.

XVIII

**PAYMENT AND SCHEDULE BARTLETT, TENNESSEE. THE DEVELOPER WILL PAY TO THE CITY OF BARTLETT THE FOLLOWING AMOUNTS AS HEREINBEFORE DETAILED FOR:
RESUBDIVISION OF LOT 27 OF THE JD & JA KEARNEY SUBDIVISION**

I. Due at Execution of Subdivision Contract and before Construction Begins:

| | | |
|----|---|---|
| 1. | Water Plant Expansion @ 15% of Water Main Cost (Water Main Cost = \$0.00) | \$0.00 * |
| 2. | a. Water System Engineering and Subdivision Review @) 6% of Water Main Cost | \$0.00 * |
| | b. Subdivision & site plan review fee @ \$175 per lot. <div style="text-align: right;">(1 Lot)</div> | \$175.00 |
| 3 | Sewer Review Fee - \$10 per lot or \$25 per 250 feet of sewer line extension (whichever is greater) <div style="text-align: center;"> _____ sewer lines = _____ Minimum charge of \$25 per contract \$10.00 implies \$10.00 \$25.00 implies \$25.00 </div> | \$25.00 |
| 4 | City Subdivision Inspection @ A: 3% of Development Cost or B: \$300.00 per Lot Whichever is greater Development Cost = \$0.00 | <div style="text-align: center;"> \$0.00 \$300.00 </div> \$0.00 * |
| 5 | Water Connection Fee @ \$2,000.00 per Lot 1 Lots \$2,000.00 | \$0.00 * |
| 6 | Sewer Connection Fee @ \$2000.00 per Lot 1 Lots \$2,000.00 | \$0.00 * |
| 7 | DRAINAGE BASIN _____ Drainage Control Fee for those lots not served by a Detention Basin @ \$500.00 per Lot 1 Lots \$500.00 | \$500.00 |

***FEES WAIVED PER SPECIAL CONDITIONS.**

| | | | |
|----|--|----------|-------------------|
| 8 | Drainage Control fee for lots served by a Detention Basin @ \$250.00 per Lot | \$0.00 | \$0.00 |
| | 1 Lots | | |
| 9 | City portion of Water Improvements | | \$0.00 |
| | DISTRICT _____ | | |
| 10 | Park Land Development Fee @ \$700.00 per Lot | \$700.00 | \$700.00 |
| | 1 Lots | | |
| | TOTAL DUE CITY | | \$1,400.00 |

II. Due after date of Subdivision Contract and within 30 days after written request from the City's Department of Public Works.

| | | |
|----|---|---------------|
| 1. | Asphalt Paving Cost (Estimated Construction Cost) | \$0.00 |
| 2. | Street Light (Estimated at \$650.00 per lot) | \$0.00 |
| | 1 Lots | |
| | TOTAL DUE II | \$0.00 |

III. Upon Execution of Subdivision Contract and Before Construction Begins 100% of Development Cost (BOND)

\$0.00

IN WITNESS WHEREOF, the parties hereto have affixed their hands and seals at
Bartlett, Tennessee, this _____ day of _____, _____.

DAVID PARSONS, BARTLETT MAYOR

JAMES E. LOGUE, DEVLOPER

ATTEST:

CITY CLERK

BONDING COMPANY

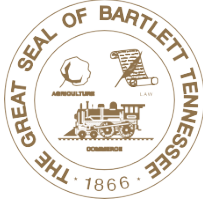
LETTER OF CREDIT, APPROVED BY CITY ATTORNEY

BY: _____
CITY ENGINEER

DATE APPROVED BY BOARD OF MAYOR AND ALDERMEN _____

Location Map





**Board of Mayor and Aldermen
City Hall Council Chambers
Bartlett, TN 38134**

Resolution 44-25

**Meeting: 12/9/2025 6:00 PM
Department: Finance
Category: Resolution
Prepared By: Richard Phebus,
Director of Finance
Initiator:
Sponsors:**

Resolution 44-25, a resolution to amend the Fiscal Year 2026 Solid Waste Fund Budget to accept and appropriate \$15,301.32 for recycling purposes funded by the State of Tennessee Department of Environment and Conservation Grant Program.

WHEREAS, the State of Tennessee Department of Environment and Conservation has submitted a Recycling Rebate-Award Letter for \$15,301.32 relating to its FY2026 Solid Waste Management Grant program for the City of Bartlett; and

WHEREAS, the city of Bartlett will be reimbursed for “recycling purposes” as described in the attached award letter; and

WHEREAS, the City of Bartlett wishes to accept this grant for the purpose of acquiring the specified equipment or other uses as described in the letter.

NOW THEREFORE BE IT RESOLVED By the Board of Mayor and Aldermen that, the Fiscal Year 2026 Solid Waste Fund budget is amended to appropriate \$15,301.32 in revenues and expenditures for the State of Tennessee FY2026 TDEC Recycling Rebate Grant program for recycling purposes as follows:

| General Ledger Accounts | Description | Revenue Increase | Expenditure Increase |
|-------------------------|--------------------------------|------------------|----------------------|
| 122.30000.33710 | TN Solid Waste Recycling Grant | \$15,301.32 | |
| 122.48122.939 | Solid Waste Recycling | | \$15,301.32 |

Adopted this day of December 9, 2025

Harold Brad King, Register to the
Board of Mayor and Aldermen

David Parsons, Mayor

Attest: _____
Penny Medlock, City Clerk



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
Division of Solid Waste Management
Davy Crockett Tower, 7th Floor
500 James Robertson Parkway
Nashville, Tennessee 37243

November 24, 2025

The Honorable David Parsons
City of Bartlett, Mayor
6400 Stage Road
Bartlett, TN 38134

RE: Recycling Rebate – Award Letter
Application ID # 2025-13456

Dear Mayor Parsons:

The Tennessee Department of Environment and Conservation (TDEC), Division of Solid Waste Management (DSWM), Materials Management Program (MMP), Grants Administration, has completed the review of the Recycling Rebate Applications for FY26 and is pleased to offer City of Bartlett the *Recycling Rebate* amount of \$15,301.32 allotted to it.


The *Recycling Rebate* will begin on **January 1, 2026**. As stipulated in T.C.A. § 68-211-825 (b), the funds made available in the Recycling Rebate shall be allocated for “recycling purposes” including, but not limited to, purchasing equipment used to process recyclable materials and reduce solid waste such equipment may include, but is not limited to, containers, balers, crushers and grinders. Eligible qualifying expenses are those that are incurred from **January 1, 2026**, through **December 31, 2026**, and meet the guidelines in the Recycling Rebate Manual attached to this letter. Please reach out to the Grants Administration in advance for clarification of an approved expense prior to purchase. Ineligible purchases will not be approved for reimbursement.

City of Bartlett has been awarded the amount of \$15,301.32. Recycling Rebate recipients must expend from local funds in an amount equal to the amount of the requested reimbursement. The State’s Maximum Liability is \$15,301.32, so any purchases made above and beyond that amount will be the responsibility of City of Bartlett.

PLEASE NOTE: This award letter must be electronically signed by Mayor David Parsons using Adobe Acrobat Sign by **December 8, 2025**. Handwritten signatures will not be accepted. **This award letter is NOT permission to proceed with Rebate activities or purchases.** The **Title VI Training Certification** must be submitted in 2026 before any reimbursement requests will be reviewed or approved.

If you have not received the contract for signature by the date above or there are questions or concerns, please contact the Grants Program Manager, Robin Chance, at Robin.Chance@tn.gov or by phone at 615-571-6364.

Sincerely,



Lisa A. Hughey, CHMM
Director

cc: Tommy Higgs, Sr., SW Manager, City of Bartlett
Emily Zimmer, Community Development Specialist, MDD
Amber Greene, Program Administrator 1, DSWM
Cavene McHayle, Program Administrator 1, DSWM
Cory Lingerfelt, Grants Analyst, DSWM
Will Nolan, Grants Analyst, DSWM
Ashley Harrison, Grants Analyst, DSWM

I agree that I have read the award letter and understand that purchases or downpayments on equipment or services before the above-listed activities are completed WILL NOT be eligible for reimbursement. I also agree that if the signature of this award letter is not received by December 8, 2025, this award offer may be rescinded.

The Honorable David Parsons, Mayor

Date