



City of Bartlett

David Parsons, Mayor

BOARD OF MAYOR AND ALDERMEN MEETING AGENDA

Tuesday, July 22, 2025 - City Hall Council Chambers - 6:00 PM

INVOCATION

Opening Prayer by Former Alderman David Horne

FUTURE MEETINGS

Bartlett Library Advisory Board, July 24 at 6 p.m.

Family Assistance Commission, August 4 at 6 p.m.

Planning Commission, August 4 at 6:30 p.m.

Bartlett Station Commission, August 6 at 7:30 a.m.

City Beautiful Commission, August 7 at 6:30 p.m.

Industrial Development Board, August 7 at 7 p.m.

RECOGNITIONS

Americans with Disabilities Act Proclamation

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

MINUTES ACCEPTANCE

- 1 Minutes of the July 8, 2025 Board of Mayor and Aldermen Regular Meeting**

PUBLIC HEARING

Individuals will have a maximum of three minutes to speak either for or against the item, with a total of 20 minutes for each side.

- 1 Resolution 19-25, a resolution approving a Special Use Permit to Allow a Residential Mixed-Use Development to be located at the northeast corner of Highway 70 and Highway 64, within the "SC-1" Planned Unit Commercial Zoning District. (Kim Taylor, Director of Planning and Economic Development)**

UNFINISHED BUSINESS

- 1 Resolution 19-25, a resolution approving a Special Use Permit to Allow a Residential Mixed-Use Development to be located at the northeast corner of Highway 70 and Highway 64, within the "SC-1" Planned Unit Commercial Zoning District. (Kim Taylor, Director of Planning and Economic Development)**

NEW BUSINESS

- 1 Purchase Falcon 3 Ton Transporter. (Matt Crenshaw, Director of Public Works)**

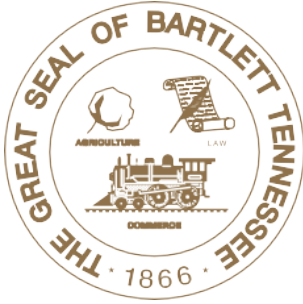
Recommend purchasing a Falcon 3 Ton Transporter Asphalt/ Recycler through Buy Board. (Matt Crenshaw, Director of Public Works)
- 2 Resolution 20-25, a resolution to amend the Fiscal Year 2026 General Fund Budget to appropriate \$6,500 for qualified law enforcement officers funded by the State of Tennessee Recruitment and Retention Grant Program. (Dick Phebus, Director of Finance)**
- 3 Set a public hearing for August 26, 2025 for Resolution 27-25, a resolution approving a Special Use Permit to allow a Planned Residential Development to be located at the southeast corner of Yale Road at Bartlett Boulevard, within the "RS-10" Single Family Residential Zoning District. (Kim Taylor, Director of Planning and Economic Development)**
- 4 Set a public hearing for August 26, 2025 for Resolution 29-25, a resolution approving a Special Use Permit to allow a Hookah Lounge, Bar or Tavern (smoking lounge) establishment to be located at 2965 North Germantown Road Suite 111, within the "C-H" Highway Business Zoning District. (Kim Taylor, Director of Planning and Economic Development)**

- 5 Set a public hearing for August 26, 2025 for Resolution 30-25, a resolution approving a Special Use Permit to allow a Residential Mixed-Use Development to be located at the northeast corner of New Brunswick Road and Highway 64, within the "C-H" Highway Business Zoning District. (Kim Taylor, Director of Planning and Economic Development)**

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, July 8, 2025 - City Hall Council Chambers - 6:00 PM

ATTENDANCE

Present: Alderman Brad King, Alderman Robert Griffin, Alderman David Reaves, Alderman Jack Young, Alderman Kevin Quinn

Absent: Alderman Monique Williams

INVOCATION

Opening Prayer by Chaplain Johnny Byrd, Legacy Church

FUTURE MEETINGS

Parks and Recreation Advisory Board, July 10 at 6 p.m.

YMCA Advisory Board, July 14 at 6 p.m.

Bartlett Arts Council, July 15 at 6 p.m.

Design Review Commission, July 15 at 6:30 p.m.

Historic Preservation Commission, July 21 at 6:30 p.m.

RECOGNITIONS

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

MINUTES ACCEPTANCE

1 Minutes of the June 24, 2025 Board of Mayor and Aldermen Regular Meeting

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

CONSENT AGENDA

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

1 Bid for Above Ground Storage Tank. (Matt Crenshaw, Director of Public Works)

Recommend accepting the bid from The Southern Company for an above ground storage tank at the Ellendale location.

2 Purchase four 2025 Chevy Silverado 1500 Double Cab Pickups. (Matt Crenshaw, Director of Public Works)

Recommend approval to purchase four Chevy Silverado 1500 Double Cab Pickups from Alan Jay Fleet Sales through the State of Tennessee vehicle contract.

3 Purchase an Automatic Refuse Garbage Truck. (Matt Crenshaw, Director of Public Works)

Public Works recommends approval to purchase one automatic refuse garbage truck from Labrie Environmental Group through Sourcewell contract # 110223-LEG.

4 Purchase a 2026 GMC Canyon Crew Cab Pickup 4WD. (Paul Wright, Director of Parks and Recreation)

Recommend purchasing a 2026 GMC Canyon Crew Cab 4WD using the State of Tennessee vehicle contract from Alan Jay Fleet Sales for \$41,709.00. Funds are available in Account 311.48311.785.50726

5 Purchase a 2024 Genie TZ-34/20 towable boom lift. (Paul Wright, Director of Parks and Recreation)

Recommend purchasing a 2024 Genie TZ-34/20 towable boom lift using the Sourcewell contract (02093-TER) from Aerial Titans for \$31,039. Funds are available in Account 311.48311.785.50726.

6 Authorization to auction surplus property. (Dick Phebus, Director of Finance)

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

7 Financial Report for May 2025. (Dick Phebus, Director of Finance)

NEW BUSINESS

1 Resolution 24-25, a resolution of the City of Bartlett authorizing the City to utilize pricing established by Competitively Bid Contracts sponsored by Buy Board. (Dick Phebus, Director of Finance)

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

- 2 Resolution 25-25, a resolution to amend the Fiscal Year 2025 General Fund Budget to recognize a \$5,111 cash donation from the Lowe's Home Improvement B2B program and appropriate the funds for the Bartlett Police Department. (Dick Phebus, Director of Finance)**

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

- 3 Resolution 26-25, a resolution to amend the Fiscal Year 2025 Bartlett City General Purpose School Fund and Education Capital Projects Fund. (Dick Phebus, Director of Finance)**

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

OPEN DISCUSSION

Chief Information Officer Tood Halford thanked the Police, Fire, Public Works, and Parks & Recreation departments for a successful Fireworks Extravaganza celebration.

He reminded citizens of the upcoming Food Truck Friday and Bartlett Live Music Series. On Saturday, July 12, Your Mom's New Boyfriend, will be performing at 7 p.m. at the A. Keith McDonald Pavilion in W.J. Freeman Park.

Quail Ridge Golf Course owners, David and Jarod Wilder, along with Michelle Ye of DT Design Studio, shared a preliminary conceptual design of a multi-generational community to be located on the site of the Quail Ridge Golf Course. Along with single-family homes on 6,000 and 10,000 square foot lots, the development would include an aging-in-place concept for those 55 years of age and older. The presentation snapshot included independent housing units, assisted living units, memory care units, and compatible retail and office uses such as a doctor's office, yoga studio, coffee shop, restaurant, bookstore, hobby store, etc.

The owners will be hosting a neighborhood public meeting regarding the proposed development on Tuesday, July 15 from 5:30 p.m. to 6:30 p.m. at BPACC.

ADJOURNMENT

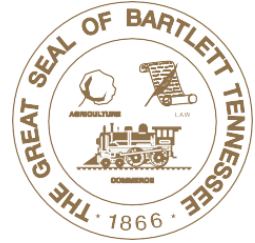
Adjourned at 6:18 p.m.

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

David Parsons, Mayor

Board of Mayor and Aldermen
July 22, 2025

Item Memo



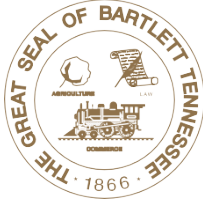
Consent Summary:

Formal Body:

Formal Body Information for Bid Templates

Attachments:

None



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

Resolution 19-25

**Meeting: 7/22/2025 6:00 PM
Department: Planning
Category: Resolution
Prepared By: Kim Taylor, Director
of Planning
Initiator:
Sponsors:**

A Resolution approving a Special Use Permit to Allow a Residential Mixed-Use Development to be located at the northeast corner of Highway 70 and Highway 64, within the “SC-I” Planned Unit Commercial Zoning District.

WHEREAS, an application has been made for a Special Use Permit to allow a Residential Mixed-Use Development to be located at the northeast corner of Highway 70 and Highway 64, within the “SC-I” Planned Unit Commercial Zoning District.

WHEREAS, according to Article 6, Section 29 of the Bartlett Zoning Ordinance, a Special Use Permit is required within the “SC-I” Planned Unit Commercial Zoning District to allow a Residential Mixed-Use Development.

WHEREAS, the Planning Commission reviewed the proposed Special Use Permit to allow a Residential Mixed-Use Development to be located at the northeast corner of Highway 70 and Highway 64 on Monday, June 2, 2025, in accordance with their regulations and approved an unfavorable recommendation of approval of the Special Use Permit; and

WHEREAS, the Board of Mayor and Aldermen held a Public Hearing on the 22nd day of July, 2025, and approved the Special Use Permit to allow a Residential Mixed-Use Development to be located at the northeast corner of Highway 70 and Highway 64, subject to the following conditions:

Engineering Conditions:

General:

- 1) A Subdivision Contract will be required to cover all associated fees and bond.
- 2) Existing blue-line stream shall be shown on survey.
- 3) All new utilities shall be underground.

Stormwater:

- 4) A HECRAS hydraulic drainage study shall be submitted to the Engineering Department for review of the existing blue line stream conditions and Flood Plain, and to insure that adequate detention is provided. Full detention calculations will be required.
- 5) In accordance with the Stormwater Ordinance, the Blue line stream passing through the Site to the northeast will require a 90' buffer (160 acres) on both sides of the stream. This may be reduced, depending on the results of the HECRAS Study mentioned above.
- 6) This Site may require a Sedimentation basin, per TDEC requirements, during construction.
- 7) Minimum finished floor shall be set for lots with close proximity to the stream.

- 8) An ARAP Permit may be required by TDEC where the proposed road will necessitate stream modification.

Sewer:

- 9) Sewer connections on existing mains shall show size and capacity of downstream gravity lines for accurate capacity calculations within lines. Sewer design shall meet the requirements of both Bartlett and Memphis or provide alternatives acceptable to service site adequately.

- 10) Hydraulic sewer calculations should be sent to the City of Memphis to receive a letter of availability.

A copy of this letter should be sent to the City of Bartlett Engineering Department.

- 11) Regarding the existing 10" sewer line on the property, the Developer may have to remediate/repair/replace sections of this sewer line in order to accommodate the proposed sewer flows from the development.

Water:

- 12) The Developer shall provide building material and construction types to Fire Marshall so an accurate determination of Fire Flow requirements can be made.

- 13) Depending on finished floor elevations and number of stories, fire flows may be challenging on this site. A 12" extension may be needed through the site as well, connecting the existing 12" on US 70 to the existing 12" on US 64. Because of this:

- a. The Developer may have to bore across HWY 70 for water extension. A TDOT permit will be required.
- b. The Developer may have to bore across HWY 64 for water extension. A TDOT permit will be required and possible lane closure. (Water main is located in middle of sidewalk).
- c. The Developer may have to extend 12" water across portions HWY 64 frontage.

- 14) Some multiple story units may require private water distribution pumps to insure minimum operating pressures are maintained for buildings over two stories.

Transportation:

- 15) A ROW dedication of 57' will be required on US 70. An additional lane may be required on one or both sides of US 70 if the traffic study indicates a need for additional capacity in order to maintain an acceptable level of service (LOS), from US 64 and the north property line of this development.

- 16) A traffic study will be required for future submittals.

- 17) Access points to US 70 shall have proven acceptable site distance or be limited to right-in-right-out. The northern access may not be needed as most vehicles in the development will be funneled to the main Union Depot Dr. signal.

- 18) All necessary pedestrian and vehicular phases need to be added to the US 70 Traffic Signal to accommodate the additional leg of the intersection, including poles, mast arms, pedestrian signals, signal heads, signs, striping, and all ADA requirements. The Signal should be re-timed to account for expected traffic, but the left and right-turn lanes should be sufficient enough for some stacking, so that US 70 traffic is not frequently stopped during peak traffic times. Right turners onto eastbound 70 should be allowed to

turn right on red without actuating the signal, by incorporating a significant delay and/or excluding the right-turn lane from vehicle detection.

- 19) US 64 Roadwork will need to be agreed upon by Memphis, TDOT, and Bartlett as this portion of the work is within the corporate limits of Memphis. Sidewalks will be required in the right-of-way for ADA accessibility and for use by all users.
- 20) Memphis has indicated that a signal will not be allowed at the proposed intersection, but rather at the intersection of US 64 and Van Der Veer, in order to serve the neighborhood on the south side of US 64. Memphis will determine the details of the traffic signal as it will be in their jurisdiction, but TDOT and Bartlett will review and agree as well.
- 21) Memphis, TDOT, and Bartlett will need to review and agree on driveway locations. Fewer driveways and no additional median cuts will be safer for the public. The one proposed on US 64 at the eastern end of the property on scenario A is not needed if there is one at Van Der Veer.
- 22) Option B, on page 15, shows the potential for on-street parallel parking, but doesn't show where on site this parking will be located. On-street parking should meet the requirements for minimum width, and shall be outside of public ROW, especially with a narrowed ROW width. Vehicles

should be able to pass through the main drive without being hindered by parked vehicles and should never need to cross over the centerline to go around parked vehicles.

- 23) Option C, on page 16, shows the potential for on-street parallel parking, but doesn't show where on site this parking will be located. No parking will be allowed within public ROW.
- 24) The minimum speed limit by ordinance in Bartlett is currently 30 MPH. However a speed limit of 20 mph was allowed in Union Depot and the same speed limit will be allowed here. A signage plan will be required.
- 25) The Property owners association (POA) shall be responsible for maintaining the middle of the roundabout.
- 26) Design of the roundabout must meet ADA requirements.
- 27) Roads shall be clearly labeled as private or public. Service drives that are set with an inverted crown will need to be private.
- 28) The Valley Gutter Detail supplied must match the previously approved one used in Union Depot.
- 29) Signage plans shall be submitted, public signs must meet MUTCD, private signs should also. This includes decorative sign posts, a note shall be added to plans for who is responsible to buy/install/maintain them in the future if they are not our standard.

Planning Comments:

- I. The existing underlying zoning allows for the applicant to develop a five story commercial building located five feet off the property line from the adjacent "SC-1" commercial zoned property with no public notice required through a standard site plan process approved by the Planning Commission.

2. The applicant will have five years from the date of the approval of the Special Use Permit for the Residential Mixed Use Development to record the final plat for subdivision of the subject property, or to obtain site plan approval and a current building permit should no subdivision of land be necessary. Otherwise, the underlying zoning will apply to any future development of the property.

Planning Conditions:

1. The applicant shall show in the future development submittals that the proposed density will not exceed the available sewer and water capacity, and the proposed location and intensity of the land use should not cause traffic congestion or preclude the amenities of good housing.
2. Should the Special Use Permit be approved by the Board of Mayor and Aldermen, the applicant shall submit a Master Plan with Outline Plan, Construction Plan, and Final Plan with Outline Plan to the Planning Commission, and Site Plan applications for approval by the Planning Commission and Design Review Commission.
3. The applicant should include a phasing plan for the development with the Master Plan submittal with the intent that Construction Plans, Final Plans, and Site Plans will follow in coordination with each phase.
4. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that maybe suggested by the Board of Mayor and Aldermen.
5. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.
- 6.

WHEREAS, the Board of Mayor and Aldermen have determined that this Special Use Permit should be approved;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF BARTLETT, TENNESSEE, that the Special Use Permit to allow a Residential Mixed-Use Development to be located at the northeast corner of Highway 70 and Highway 64, incorporating the above listed conditions, is approved.

ADOPTED THIS 22nd DAY OF JULY, 2025.

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

David Parsons, Mayor

Penny Medlock, City Clerk

UNION DEPOT PD 1ST ADDITION

Bartlett, Tennessee



dt DESIGN STUDIO

PREPARED FOR:
BLUE SKY COMMUNITIES, INC.
177 CRESCENT DRIVE
COLLIERVILLE, TN 38017

DEVELOPER:

BLUE SKY COMMUNITIES, INC.
177 Crescent Drive
Collierville, TN 38017
901.870.1315

PLANNER / LANDSCAPE ARCHITECT



DT design studio
1350 Concourse Ave, Ste 447 (Mailbox LL004)
Memphis, TN 38104
901.646.5077
www.dt-designstudio.com

contact: Michelle Ye - michelle@dt-designstudio.com

ARCHITECT & MULTIFAMILY SITE PLANNER



Shapiro & Company
Shapiro & Company
435 Madison Avenue, Suite 200
Memphis, TN 38103
901.685.9001

contact: Brad Shapiro - BShapiro@ShapiroAndCo.com

CIVIL ENGINEER



Parker Estes & Associates
3460 Ridge Meadow Parkway
Memphis, TN 38115
901.360.9805

contact: Will Sawtelle - sawtelle@bellsouth.net

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DISCLAIMER:
Graphics, images, and photographs included in this booklet are solely to convey form and character within Union Depot Planned Development and are not intended to be the final product design. All site design, engineering, graphics, and images are subject to final design. Some images used in this booklet are not property of DALHOFF THOMAS design studio. A full list of photo credits can be provided if needed.



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dt-designstudio.com
info@dt-designstudio.com

July 8, 2025

Mr. Sam Harris
City of Bartlett
6382 Stage Road
Bartlett, TN 38134

**RE: UNION DEPOT PD – 1ST ADDITION
SPECIAL USE PERMIT
BARTLETT, TN**

Dear Sam,

We are pleased, on behalf of the Developer, Blue Sky Communities, to submit this request for a Special Use Permit to allow a new Residential Mixed Use Overlay District on the northeast corner of Highway 70 and Highway 64, directly across from the ongoing Union Depot PD.

The site is approximately 34.2 acres, located near major vehicular routes in a growing area of the City. The site is currently zoned SC-1, which allows for a variety of commercial uses up to 5 stories tall. Across Highway 64 is similar commercial mixed-use zoning (CMU-2) in the City of Memphis, and across Highway 70 is the commercial area of Union Depot. To the east is an existing RS-10 neighborhood behind the Stage Coach collection shopping center. We propose a mixed-use development to provide a blend of residential and commercial uses that will enhance this important part of Bartlett.

Union Depot PD – 1st Addition will allow a variety of forms of commercial uses, such as traditional outparcels, ground-floor retail, and the potential for a larger anchor tenant. This flexibility will help give Bartlett residents exciting shopping options and convenient services. The residential component includes mixed-use Lofts, Townhomes, and Single-Family products to echo the uses that are being built across the street at Union Depot. The architectural design and signage will be compatible so that they read as pieces of a connected development.

Additionally, since the Planning Commission meeting, we have revised the plan based on feedback gathered from neighbors. These changes include:

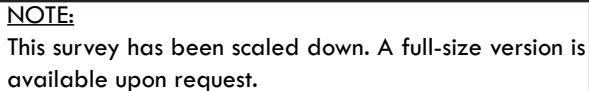
- Removed the Flats as a use and District
- Revised the Mixed-Use Lofts to cap units at 360 (previously uncapped) and limited height to 3 stories
- Added a Village District adjacent to the northernmost property boundary which only allows Townhomes and Single-Family products, with 2 stories maximum and no second-story balconies that face the north property line
- Increased the landscape buffer against the northernmost property line to 30' (previously 5'), consisting of a 10' no-disturb zone, an 8' privacy fence, and a 20' landscape screen
- Increased the building setback against the northernmost property line to 50' (previously 10')

We look forward to continuing the success of Union Depot and helping bring more growth, livability, and energy to the City of Bartlett. If we can provide any additional information for your consideration of this Special Use Permit, please don't hesitate to contact us.

Sincerely,

Michelle Ye, PLA
Principal, DT design studio

urban planning | landscape architecture | parks + recreation

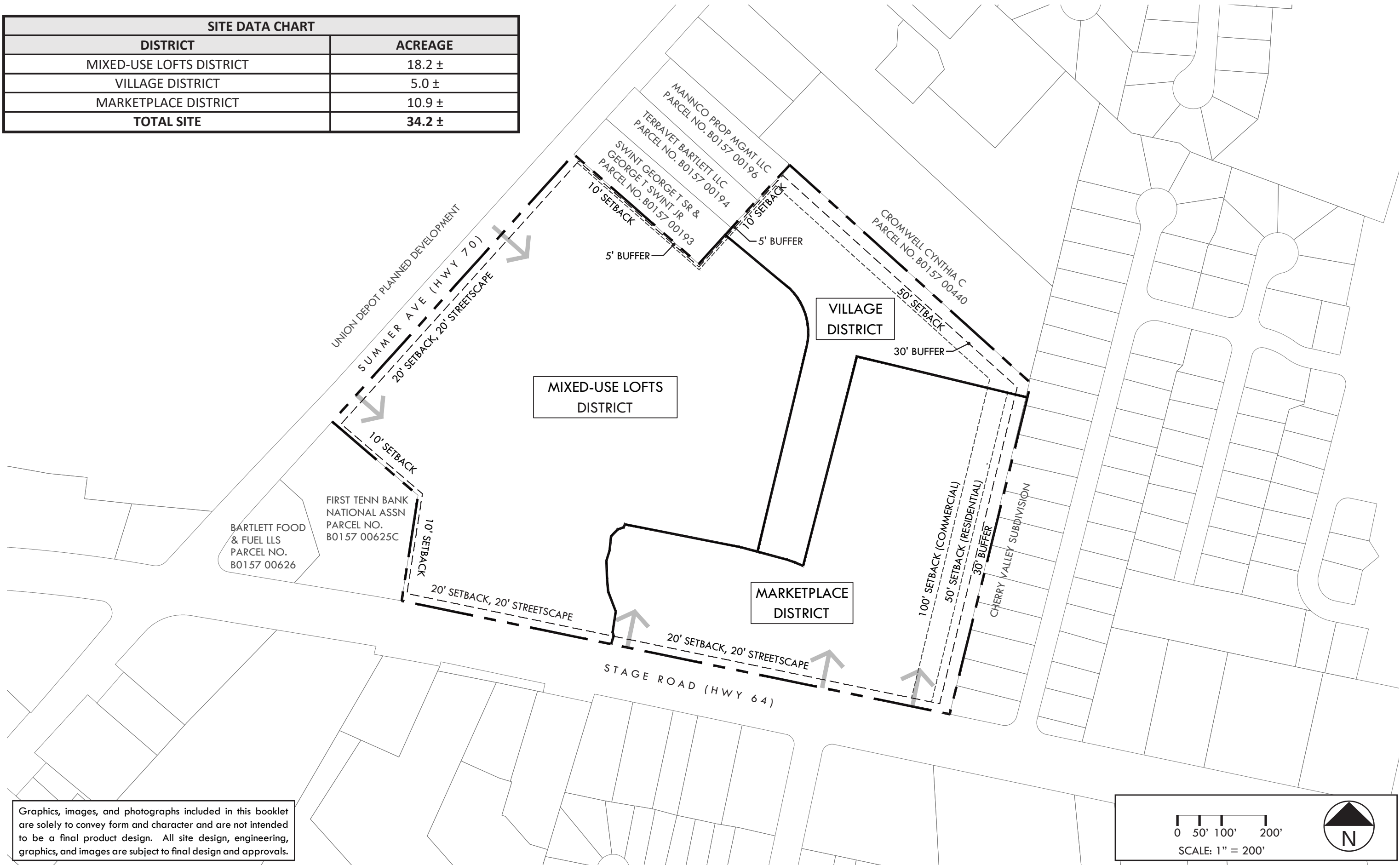


UNION DEPOT PD – 1ST ADDITION

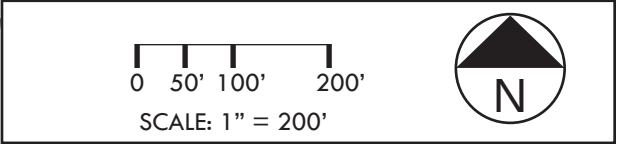
The John B. Maxwell, Trustee property as described in Instrument AF 5639, BK 4315 and the remainder of Instrument AG 1247 in Bartlett, Shelby County, Tennessee:

Beginning at a 1/2” iron pin set at the intersection the north line of U.S. Highway 64 (State Highway 15, State Road, Memphis to Somerville Highway) (93 feet north of original centerline) with the west line of the Revised Section “B”, Cherry Valley Subdivision as recorded in Plat Book 65 Page 25, said iron pin being 169.99 feet west of the west line of Christoval Street; thence North 78 degrees 11 minutes 34 seconds West with the north line of U.S. Highway 64 a distance of 1044.90 feet to a point of curvature; thence northwestwardly with a curve to the left having a radius of 7639.44 feet, along the north line of U.S. Highway 64 a distance of 315.69 feet, (chord = North 79 degrees 22 minutes 36 seconds West, 315.66 feet, delta = 02 degrees 22 minutes 04 seconds) to a 1/2” iron pin set in the east line of Section “A”, Galleria of Bartlett Subdivision as recorded in Plat Book 120 Page 83; thence North 11 degrees 41 minutes 17 seconds East with the east line of said Subdivision a distance of 256.21 feet (plat = 255.24 feet) to a 1/2” iron pin found in the north line of said Subdivision; thence North 47 degrees 55 minutes 03 seconds West with the north line of said Subdivision a distance of 277.94 feet (plat = 277.07 feet) to a pk nail set in the southeast line of U.S. Highway 70 (State Highway 1, Summer Avenue, Memphis to Bristol Highway) (40 feet from centerline); thence North 42 degrees 04 minutes 57 seconds East with the southeast line of U.S. Highway 70 a distance of 884.58 feet to a 1/2” iron pin set in the southwest line of the Swint property as described in Instrument 02126129; thence South 48 degrees 00 minutes 31 seconds East with said southwest line a distance of 405.74 feet to a point (found 1/2” iron pin 0.9 foot south and 2.2 feet west) in the southeast line of the said Swint property; thence North 42 degrees 03 minutes 41 seconds East with the southeast line of the said Swint property, the Terravet Bartlett, LLC property as described in Instrument 20103226 and the Mannco Property Management, LLC property as described in Instrument 15116960 a distance of 315.00 feet to a 1/2” iron pin set in the southwest line of the Cromwell property as described in Instrument 23019455; thence South 48 degrees 00 minutes 31 seconds East with said southwest line a distance of 787.81 feet to a 1/2” iron pin found in the west line of the said Revised Section “B”, Cherry Valley Subdivision as recorded in Plat Book 65 Page 25; thence South 14 degrees 15 minutes 25 seconds West with said west line a distance of 826.50 feet to the point of beginning and containing 1,491,868.95 square feet or 34.249 acres more or less.

SITE DATA CHART	
DISTRICT	ACREAGE
MIXED-USE LOFTS DISTRICT	18.2 ±
VILLAGE DISTRICT	5.0 ±
MARKETPLACE DISTRICT	10.9 ±
TOTAL SITE	34.2 ±



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I. GENERAL STATEMENT

Union Depot PD – 1st Addition, a 34.2 acre ± tract of land located in Bartlett, Tennessee, is a Planned Development that provides a compatible and complementary mixture of residential products and commercial uses, serving as a complementary addition to the original Union Depot Planned Development.

The Outline Plan shall serve as the land use and transportation plan for development of the site. It is understood that internal roadways and lot arrangements may be adjusted somewhat at the time of final design to take advantage of topography, utilities, storm drainage, detention, and market conditions along with other site considerations.

The following general guidelines shape the overall intent of the development:

- A. Declaration of Covenants, Conditions and Restrictions, hereinafter the “Declaration” shall be applicable to all properties within the planned development. An appropriate Owners’ Association shall be maintained to assure that development within the neighborhood is completed to the high standards anticipated by the residents and to assure that all features and amenities of the neighborhood which are considered to be common assets, are continuously maintained in a quality manner. Declarations may be separated between residential uses and the business uses including the mixed-use areas.
- B. For the City’s convenience, site data has been provided for each of the two Potential Development Scenarios. Due to the flexible nature of this Planned Development, as uses may increase or decrease in size, there is no limit to the number of units, commercial area, or density allowed for any District. Instead, the final number of units and commercial area provided will be driven by the bulk regulations and parking requirements. Number and types of units and commercial square footage will be submitted with Final Plans for each phase.
- C. Outline Plan District boundaries may shift up to 50’ in the Final Plans to accommodate final design.

II. USES PERMITTED

- A. Mixed-Use Lofts District

Uses allowed in the RMU Overlay District as modified herein. Residential loft uses (with a maximum of 360 units) and complementary residential amenity spaces (such as a clubhouse) are allowed on the ground, second, and third floors. A loft unit may be one or two stories. At least one building in this District will have Retail/Commercial/Office uses on a portion of the ground floor, but it is not required for all buildings in the District. Allowed ground floor Retail/Commercial/Office uses include:

- 1. Banks/Credit Unions (not Consumer Lending)
- 2. Beauty/Barber Shops
- 3. Child Care Center (13+)
- 4. Church
- 5. Convenience Store
- 6. Pharmacy/Drug Store
- 7. Hotel
- 8. Indoor Flower or Plant Store
- 9. Grocery and/or Food Market

- 10. Offices
- 11. Medical Clinics
- 12. Fitness Centers
- 13. Restaurants
- 14. Retail Shops (new merchandise)
- 15. Retail Bakery
- 16. Antique Store (not secondhand goods)
- 17. Business Services
- 18. Personal Services
- 19. Other Office Uses, Retail Shops, Sales, and Services, which are similar to those uses described above and which would be typically found in a main street environment, may be approved by the developer and City Planning Staff.

- B. Village District

Uses allowed within the RMU Overlay District as modified herein. Townhomes and single-family residential homes are allowed. Townhomes may have 3-8 attached units per building. Single-family residential homes may be detached or semi-detached (two homes on separate lots sharing a common wall). Complementary uses such as a clubhouse and pool amenity area, along with additional amenities, are allowed. Multifamily, flats, and mixed-use lofts are not allowed.

- C. Marketplace District

Uses allowed within the RMU Overlay District as modified herein. Townhomes and single-family residential homes are allowed. Townhomes may have 3-8 attached units per building. Single-family residential homes may be detached or semi-detached (two homes on separate lots sharing a common wall). Complementary uses such as a clubhouse and pool amenity area, along with additional amenities, are allowed. Multifamily, flats, and mixed-use lofts are not allowed.

Retail/Commercial/Office uses are allowed, including:

- 1. Banks/Credit Unions (not Consumer Lending)
- 2. Beauty/Barber Shops
- 3. Child Care Center (13+)
- 4. Church
- 5. Convenience Store
- 6. Pharmacy/Drug Store
- 7. Hotel
- 8. Indoor Flower or Plant Store
- 9. Grocery and/or Food Market
- 10. Fuel Pumps as an Ancillary Use to a Grocery Store
- 11. Offices
- 12. Medical Clinics
- 13. Fitness Centers

14. Restaurants

15. Retail Shops (new merchandise)

16. Retail Bakery

17. Antique Store (not secondhand goods)

18. Business Services

19. Personal Services

20. Other Office Uses, Retail Shops, Sales and Services, which are similar to those uses described above, may be approved by the developer and City Planning Staff.
- D. Common Open Space Areas:
- Common Open Space areas within Districts are to be passive open green space. Detention ponds and earthwork activities are allowed in these areas.

III. BULK REGULATIONS

Development of the neighborhood will be guided by the Outline Plan, and the area use descriptions provided above. Development of individual parcels must be in compliance with the provisions for dimensional regulations and access and circulation conditions provided below.

Other restrictions not specifically addressed here or elsewhere in the conditions (and its attachments) including, but not limited to, building setbacks, side and rear yard requirements, minimum lot areas, accessory uses, and parking and loading areas shall be as defined in the City of Bartlett Zoning Ordinance as applicable to the referenced Zoning District for the particular parcel in question. Where provisions of this Outline Plan are in conflict with the above-referenced Ordinance, these provisions shall apply.

A. Building Setbacks and Standards

1. Mixed Use Lofts District
- a. Minimum Building Setbacks

(From HWY 70 and HWY 64).....20'

(From Internal Street) 12' from back of curb

(From Other PD Boundaries)..... 10'

(From Other Internal Sites)..... None

b. Minimum Lot Width..... None

c. Minimum Separation Between Buildings..... 10'

d. Max. Ground-Floor Awning/Patio Encroachment 7'

e. Max. Ground-Floor Window Encroachment 3'

f. Max. Upper-story Balcony Encroachment 7'

g. Maximum Height.....3 stories

2. Marketplace District (Non-Residential Uses)
- a. Minimum Building Setbacks

(From HWY 64).....20'

(From Internal Street) 20'

(From East PD Boundary)..... 100'

(From North PD Boundary).....50'

(From Other Internal Sites)..... None

b. Minimum Lot Width..... None

c. Maximum Height.....4 stories

d. Max. Canopy Encroachment

(East PD Boundary).....50'
3. Village and Marketplace Districts (Residential Uses)
- a. Minimum Building Setbacks

(Front)..... 20' from back of curb

(Side)..... 5'

(Rear) 7'

(From East and North PD Boundary)50'

b. Minimum Separation Between Buildings..... 10'

c. Minimum Lot Width (Townhome)20'

d. Minimum Lot Width (Single-Family)

(Detached)40'

(Semi-Detached) 20'

e. Max. Balcony, Porch, or Patio Encroachment

(Front or Rear) 7'

f. Maximum Height.....2 stories
4. Height limitations as outlined above shall not apply to architectural features.
5. There shall be no lot coverage limits for any District.
- B. Design Standards for Mixed-Use Lofts District
1. In general, store fronts shall orient toward a main street or drive.

2. Entries: Primary entries shall address a public street, private drive, or designated pedestrian connection. Secondary entries may face parking areas or loading areas.

3. Façades: Building façades must be articulated at a minimum with windows, entries, and/or display bays. Façades shall not consist of an undifferentiated blank wall when facing a public street or sidewalk. Towers or other special vertical elements may be used in a limited fashion to focus views to the area from surrounding streets. Consistent design elements shall be used throughout the storefront area to ensure that the entire mixed-use center functions as a unit.

- C. Design Standards for Village and Marketplace District Townhome Uses
 - 1. Townhomes may be 1 or 2 stories.
 - 2. Townhomes may be front-loaded.
 - 3. Townhomes shall have a minimum of a 1-car garage.
 - 4. Front-loaded townhomes shall have a minimum of 20’ between the back of sidewalk and garage to provide parking that does not block the sidewalk, unless the sidewalk is on the other side of the street.
 - 5. No second-story balconies are permitted facing the North PD boundary

IV. ROADWAYS, ACCESS, AND PARKING

- A. An additional traffic signal arm may be required along the property’s Highway 70 frontage, and no other improvements are anticipated to be required. Final requirements for improvements will be per TDOT.
- B. Highway 64 will be improved per City of Memphis and TDOT requirements along the property frontage, and is anticipated to require curb, gutter, and sidewalk. A traffic signal may be required on Highway 64.
- C. The PD may have up to two points of access on Highway 70 and up to three points of access on Highway 64. However, the location of the access points and any associated traffic signals may vary with Final Plans.
- D. All public streets interior to the development shall be dedicated and improved following the Street Options described within the Union Depot PD – 1st Addition Booklet, in accordance with the Outline Plan and approved by the City Engineer. On-street parking (8’ minimum width) is allowed on as described within the PD Booklet.
- E. Any street may utilize alternative ROW’s with the ROW set at the back of curb.
- F. Parking and loading spaces for all Districts shall be in accordance with the City of Bartlett Zoning Regulations. Residential uses will follow the Dwellings, Multi-Family, Low-/Mid-Rise parking requirements.
- G. City staff may approve a credit of up to 20% toward parking requirements for the Mixed-Use Lofts District at the time of Final Plans, if provided evidence that proposed uses will share a certain amount of parking spaces by utilizing them during different times of the day.
- H. All dedicated public improvements required herein shall be made to the specifications of the City of Bartlett, unless otherwise approved.
- I. All corner radii at intersections of public streets within the development may be a minimum of 15’ at the face of curb.

V. LANDSCAPING, SCREENING, AND OPEN SPACE

- A. Common Open Space areas within Union Depot PD include a minimum of 6.8 acres, or 20.0% of the total site area. These spaces may vary from the areas shown on the Potential Development Scenarios with final design and engineering, but will not go below this minimum.
- B. All Common Open Space areas, street and traffic circle medians, streetscape areas, and neighborhood greens are to be preserved and maintained by an Owners’ Association. At the time that the Phase 1 Final Plan is submitted, the articles of incorporation and bylaws of the Owners’ Associations shall be submitted to staff for review.
- C. All Common Open Spaces may have amenities such as hardscape plazas, pool areas, shade structures, walking trails, sidewalks, open lawn areas, shelter structures, bike racks, lighting, fencing, and benches where appropriate. These areas and amenities shall be submitted to the City with Final Plans.

- D. A Landscape Plan shall be submitted to the City as part of each final plan for development.
- E. The minimum street tree size shall be 2.5 inches in caliper. A columnar variety of street tree may be used where canopy space is limited or to increase visibility of the building façade.
- F. Loading areas, garbage collection areas, utilities, mechanical equipment, outdoor storage, and any other service areas must be visibly screened from adjacent public streets with walls, opaque fencing, or evergreen landscaping.
- G. Landscape Plates, including streetscapes and buffers, shall be as described within the Landscape Plates section of the Union Depot PD – 1st Addition Booklet. All on-center tree spacing required by the Landscape Plates are approximate average spacing and may vary along any particular street frontage to work with building façade rhythm, lot layout, utilities, driveway locations, and pedestrian facilities.
- H. All required landscaping shall be located on the property such that it shall not interfere with any utility easements and may be altered according to MLGW requirements, including utilization of trees with a smaller mature size than required underneath power lines.
- I. Through the Development Agreement process, the Developer may work with City staff to make Landscape Plate modifications.
- J. Union Depot may utilize landscape features such as, but not limited to, masonry columns, icon markers, public art, rail fencing, and ornamental metal fencing as additional streetscape features or entrance treatments at any entrance into the development or into a District. Such features shall be submitted to the City with Final Plans.
- K. Within the Village District, sidewalks are only required on one side of the street.

VI. SIGNAGE

- A. All signage must be submitted to the City of Bartlett for review and approval prior to sign issuance. Any signs that conform to the Sign Ordinance may be approved administratively.

VII. DRAINAGE FACILITIES & SERVICES

- A. The stormwater drainage system shall be designed and constructed to the drainage design standards of the City of Bartlett stormwater management program and State of Tennessee Department of Environmental Quality, unless modified herein.
- B. The stream buffer shall be 30-foot average and 15-foot minimum, which is in accordance with TDEC standard stream buffer regulations, in regard to both minimum buffer width and average buffer width.
- C. All public storm drainage shall require a public easement.
- D. The following note shall be placed on the final plat of any development requiring on-site drainage facilities: The areas denoted by “Reserved for Stormwater Retention” shall not be used as a building site or filled without first obtaining written permission from the City Engineer. Stormwater detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the respective property owner. Such maintenance shall be performed so as to insure that the system operates in accordance with the approved plan on file in the City Engineer’s office. Such maintenance shall include, but is not limited to removal of sedimentation, fallen objects, debris, trash mowing, outlet cleaning and repair of drainage structures.
- E. Detention areas may be located within required landscape buffers if fencing, tree, and shrub requirements are maintained.

VIII. SANITARY SEWER & SERVICES

- A. Sanitary sewer improvements shall be provided by the Developer under contract, in accordance with the subdivision regulations and specifications of the City of Bartlett and the State of Tennessee.

IX. WATER SERVICE / UTILITIES

- A. The City of Bartlett will provide public potable water service. Public water improvements shall be provided by the Developer under contract in accordance with the subdivision regulations and specifications of the City of Bartlett and the State of Tennessee.
- B. All water services located in a private drive or otherwise outside of public right-of-way shall be within a public easement.
- C. All new utilities and services (telephone, cable, etc.) shall be installed underground.
- D. Street light plans will be submitted for review and approval by City as part of final plans. At the discretion of the developer, all street lighting within any District or portion of a District may be either an MLGW approved fixture or a private street light as described below:

A private street light may be installed at a uniform distance behind the back of curb throughout the District. The lighting will be maintained by the appropriate Owners' Association.

X. DEVELOPMENT PHASING

- A. The Preliminary Phasing Plan is subject to change as plans are finalized and as market demands fluctuate. Construction of phases may be singular or a mix to meet current and future market demands.
- B. The order of phases of Union Depot Planned Development may be modified by Developer at any time to allow for current and future market demands.
- C. A final site plan/plat for each phase shall be made in accordance with the City of Bartlett Zoning Ordinance and Subdivision Regulations. A final plan for each area or portion thereof shall be submitted for review by the City of Bartlett Planning Commission in order to establish that it substantially conforms to the conditions of the Union Depot PD – 1st Addition Outline Plan.

POTENTIAL DEVELOPMENT SCENARIO DATA CHART		
DISTRICT	ACREAGE	RESIDENTIAL UNITS
MIXED-USE LOFTS DISTRICT	18.2 ±	360 Max
VILLAGE DISTRICT	5.0 ±	40 ±
MARKETPLACE DISTRICT	10.9 ±	N/A
TOTAL SITE	34.2 ±	400 ±



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MIXED-USE LOFTS DISTRICT - APPROPRIATE IMAGES



MARKETPLACE DISTRICT - APPROPRIATE IMAGES



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1 - PUBLIC LAWN



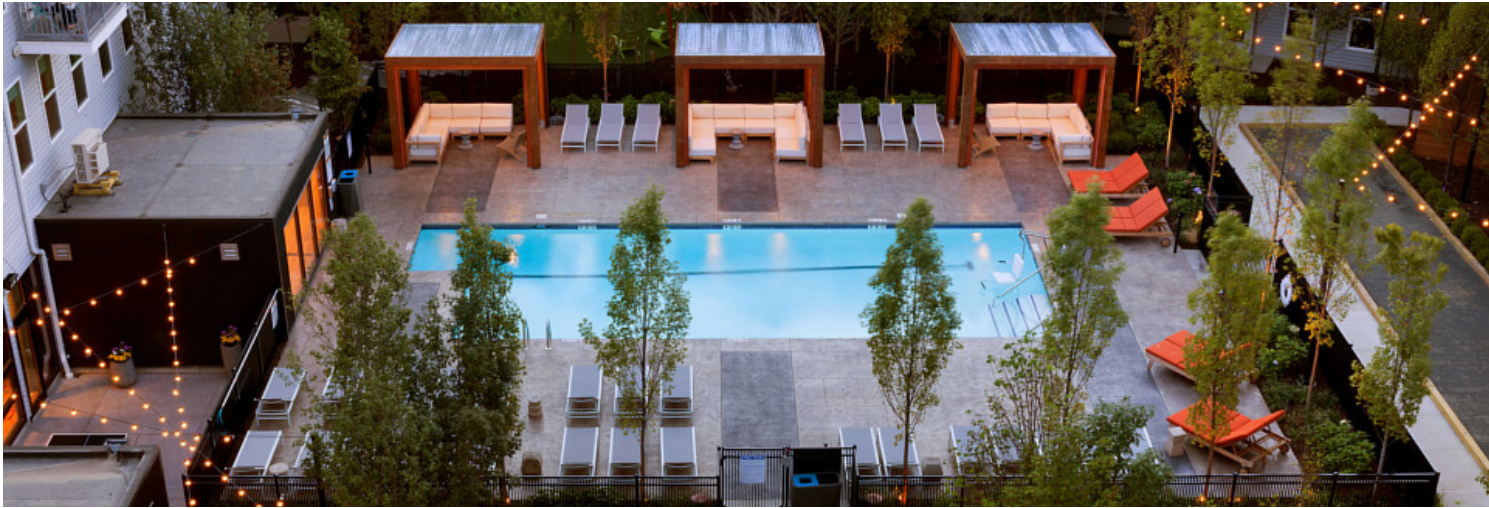
2 - PUBLIC PLAZA



3 - OUTDOOR CAFE



4 - OUTDOOR POOL





5 - DOG PARK



6 - WALKING TRAILS



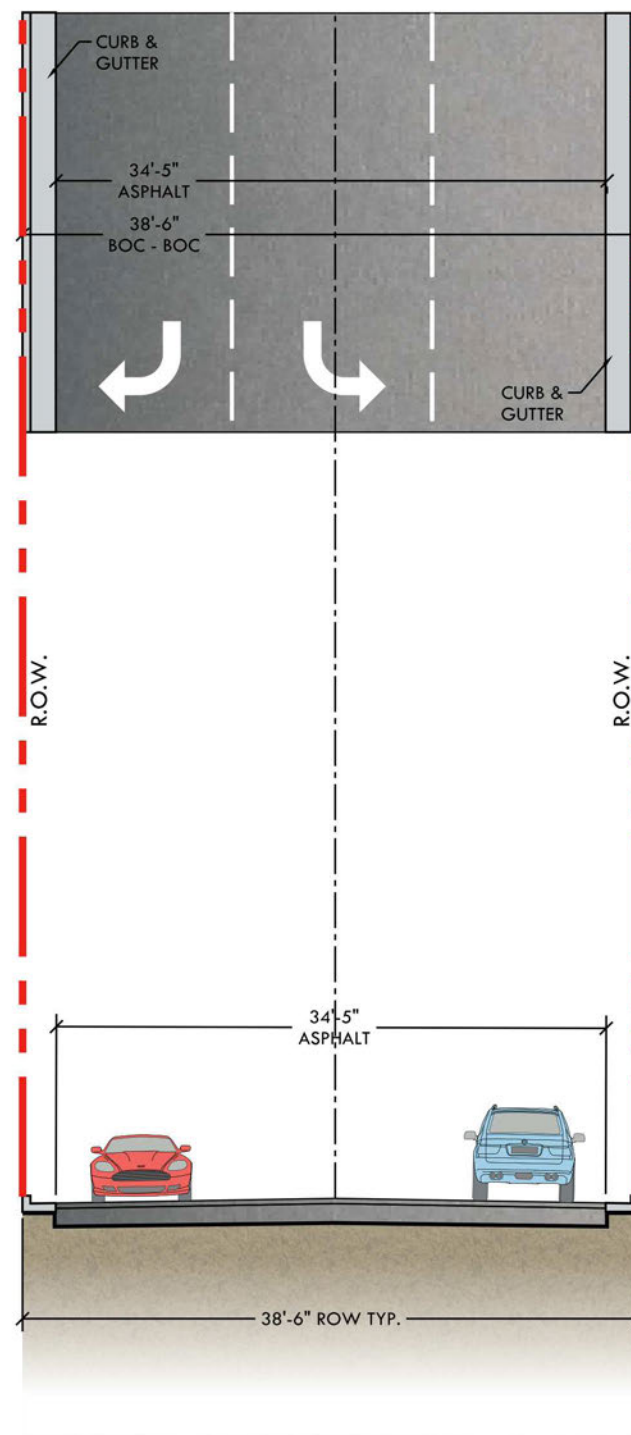
7 - GAME LAWN



8 - PICKLEBALL COURTS

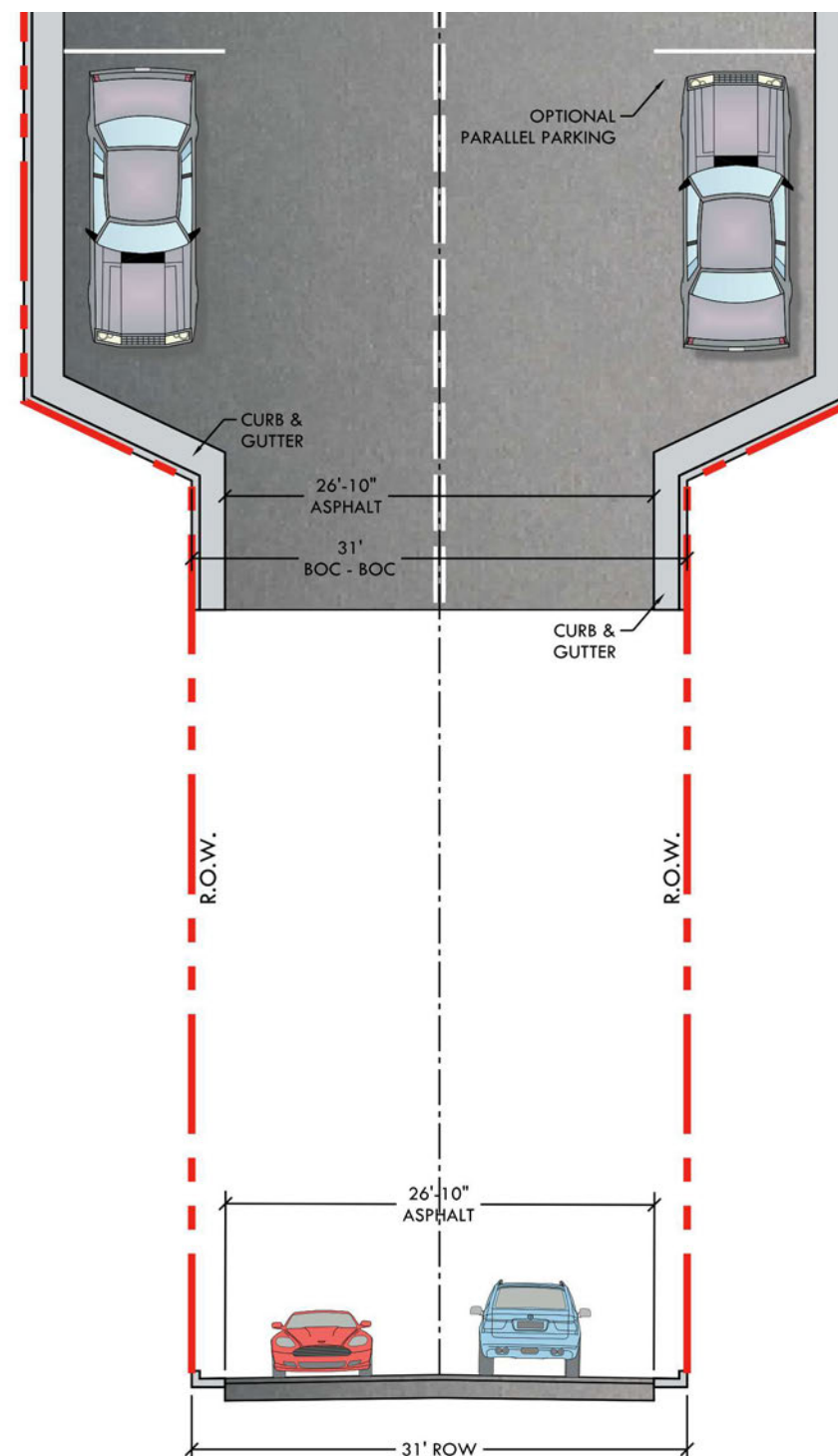


STREET OPTION A



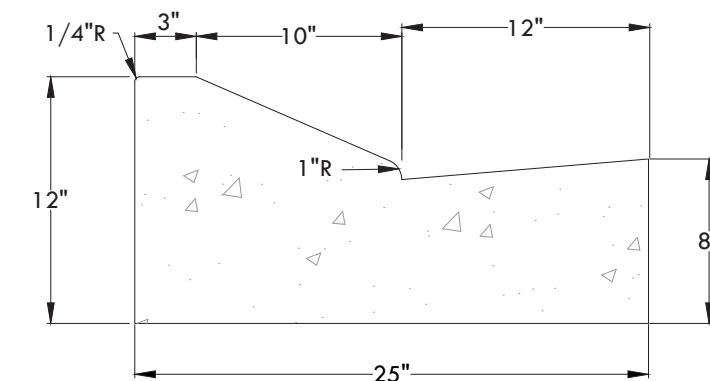
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STREET OPTION B



NOTE: DESIGNATED ON-STREET PARALLEL PARKING SPACES (8' MINIMUM WIDTH) MAY BE PROVIDED ON ONE OR BOTH SIDES OF THE STREET, BUT IS NOT REQUIRED TO BE PROVIDED. THE ROW WILL ADJUST TO FOLLOW THE BACK OF CURB AT ON-STREET PARKING SPACES.

VALLEY CURB & GUTTER, TYP. - NTS

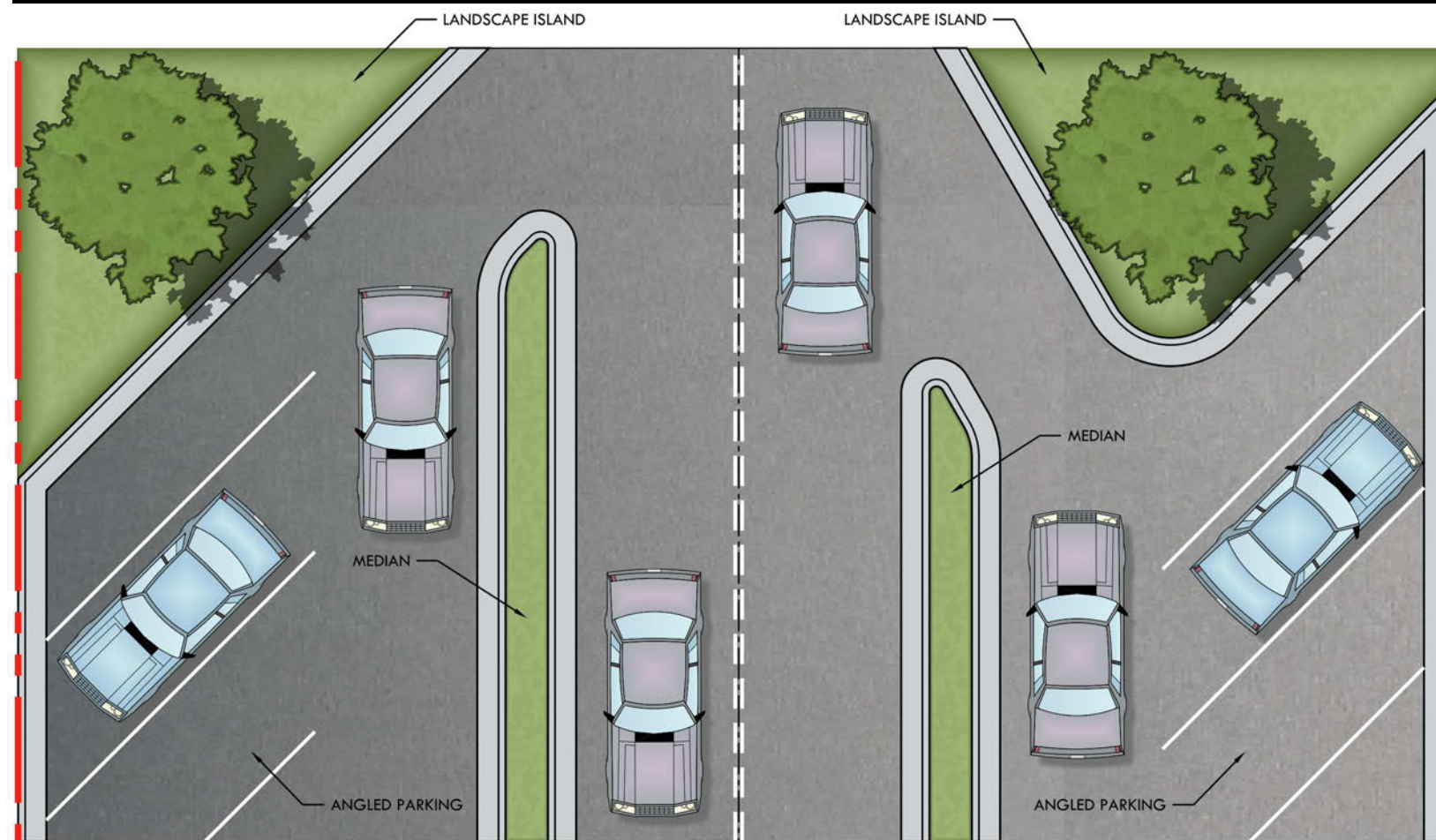


(MODIFY TO MATCH PAVEMENT:
CATCH AND SPILL AS REQUIRED)

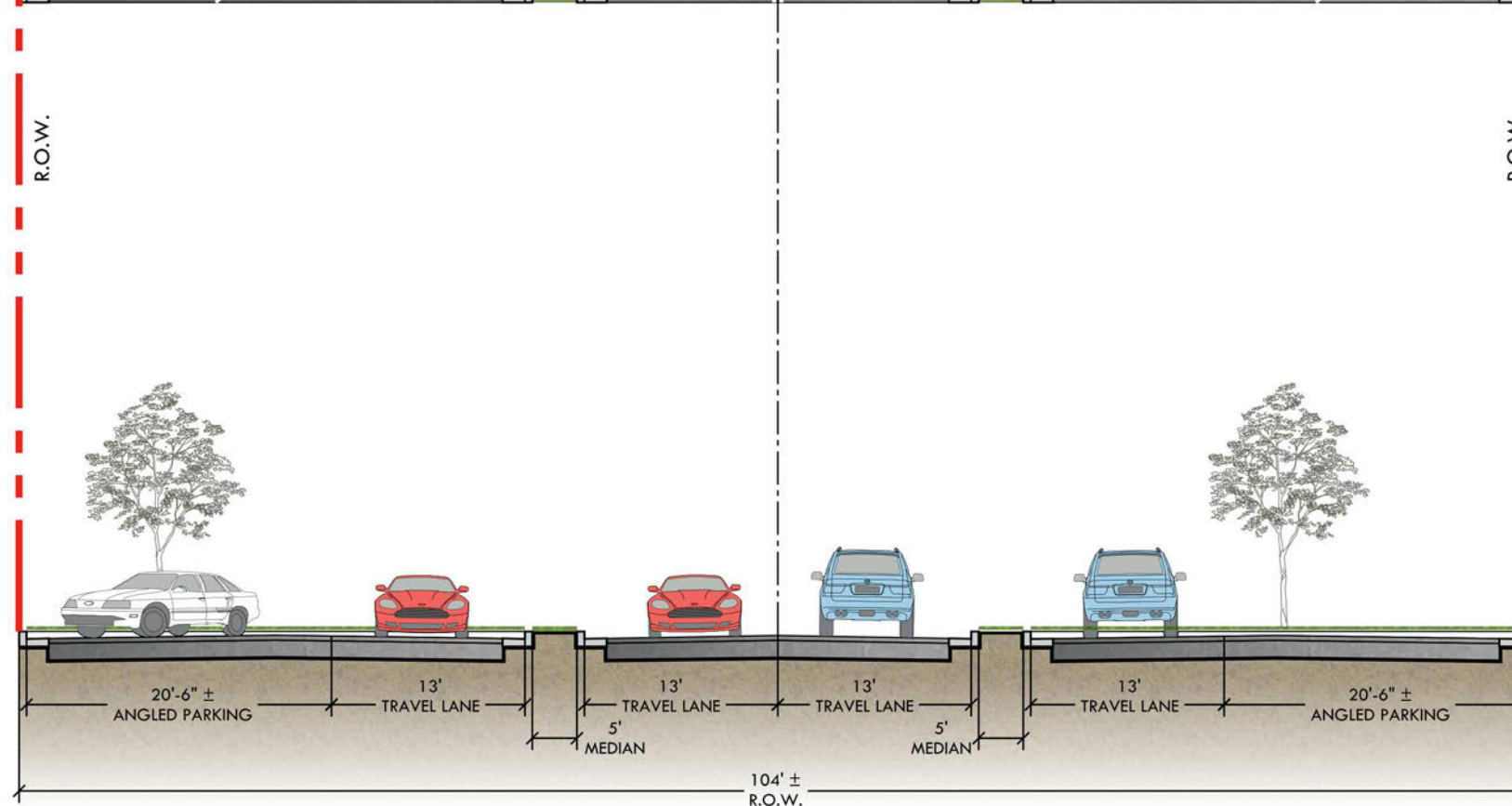
*OR EQUAL APPROVED BY THE CITY OF BARTLETT ENGINEER

NOTE:
VALLEY CURB & GUTTER MAY BE USED AS AN OPTION TO STANDARD 6-30 CURB AND GUTTER WITHIN THE VILLAGE DISTRICT.

STREET OPTION C



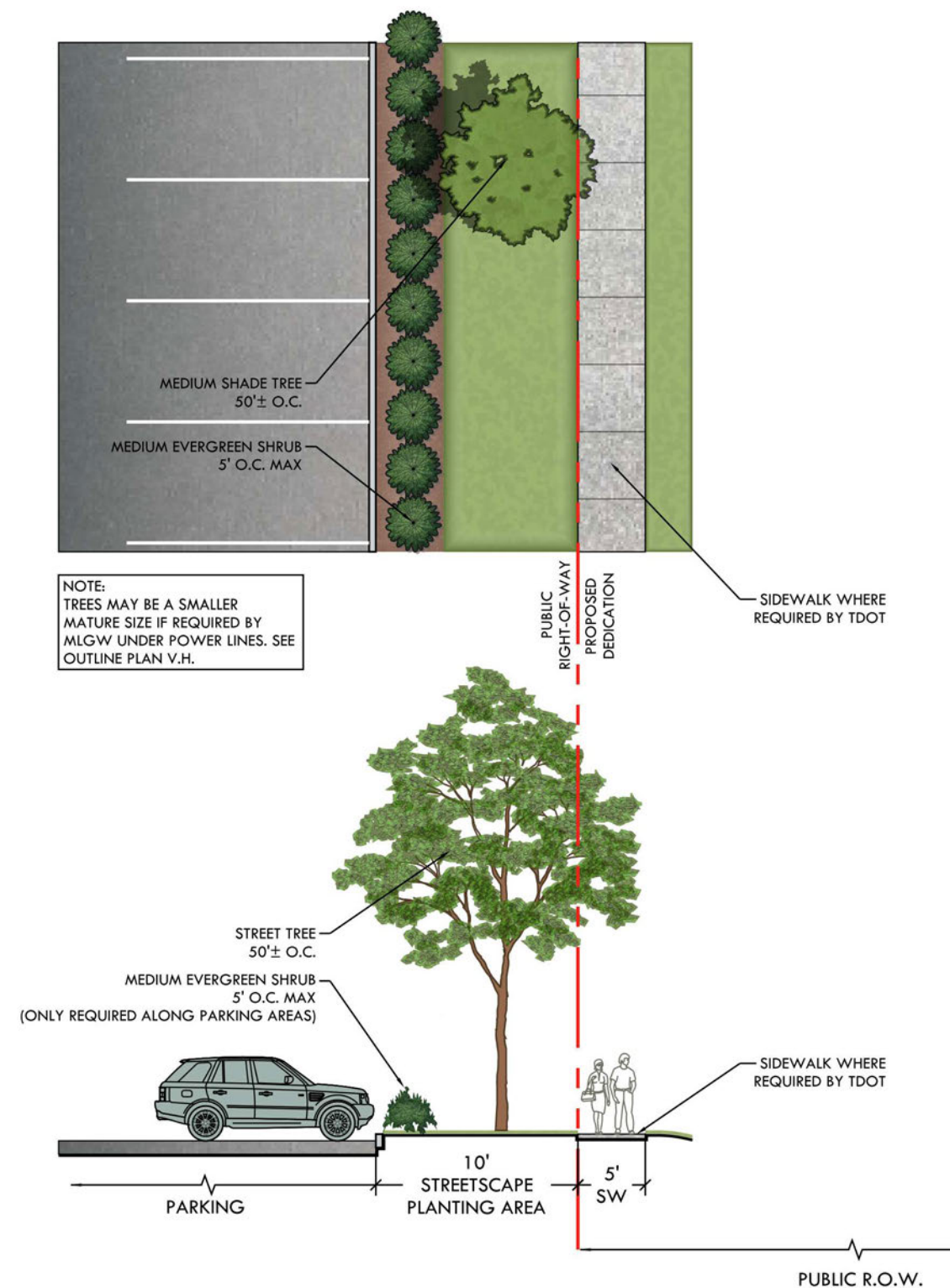
NOTE:
ANGLED PARKING IS ALLOWED ON ONE OR BOTH
SIDES OF TRAVEL LANES.



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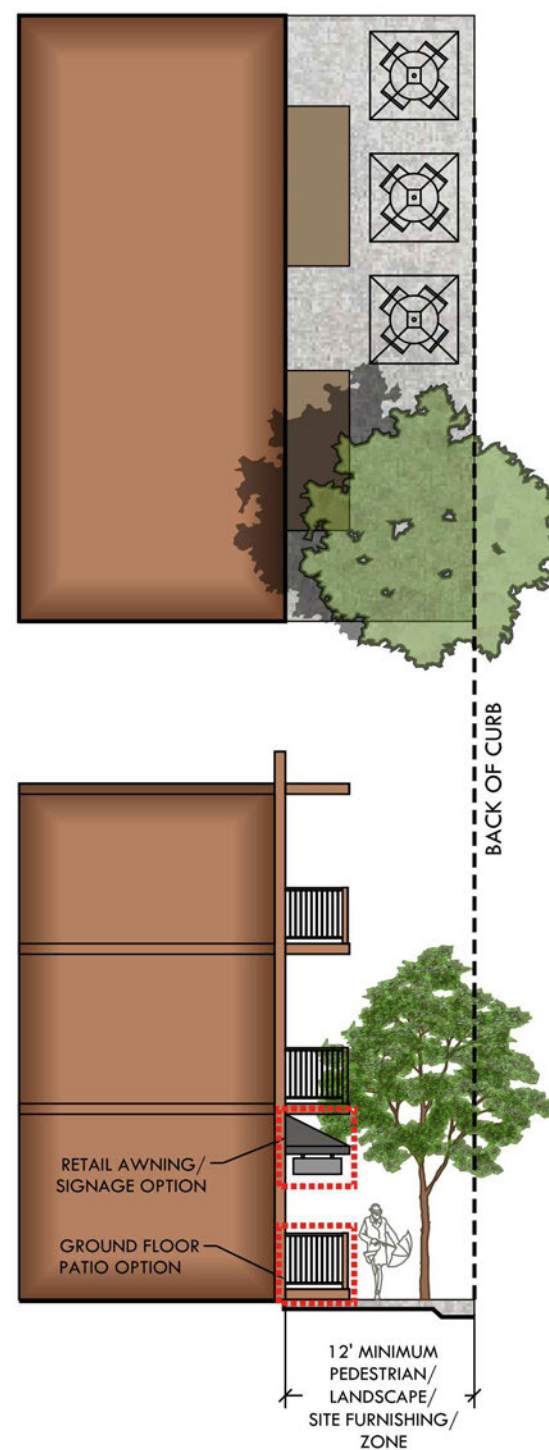
LANDSCAPE PLATE A

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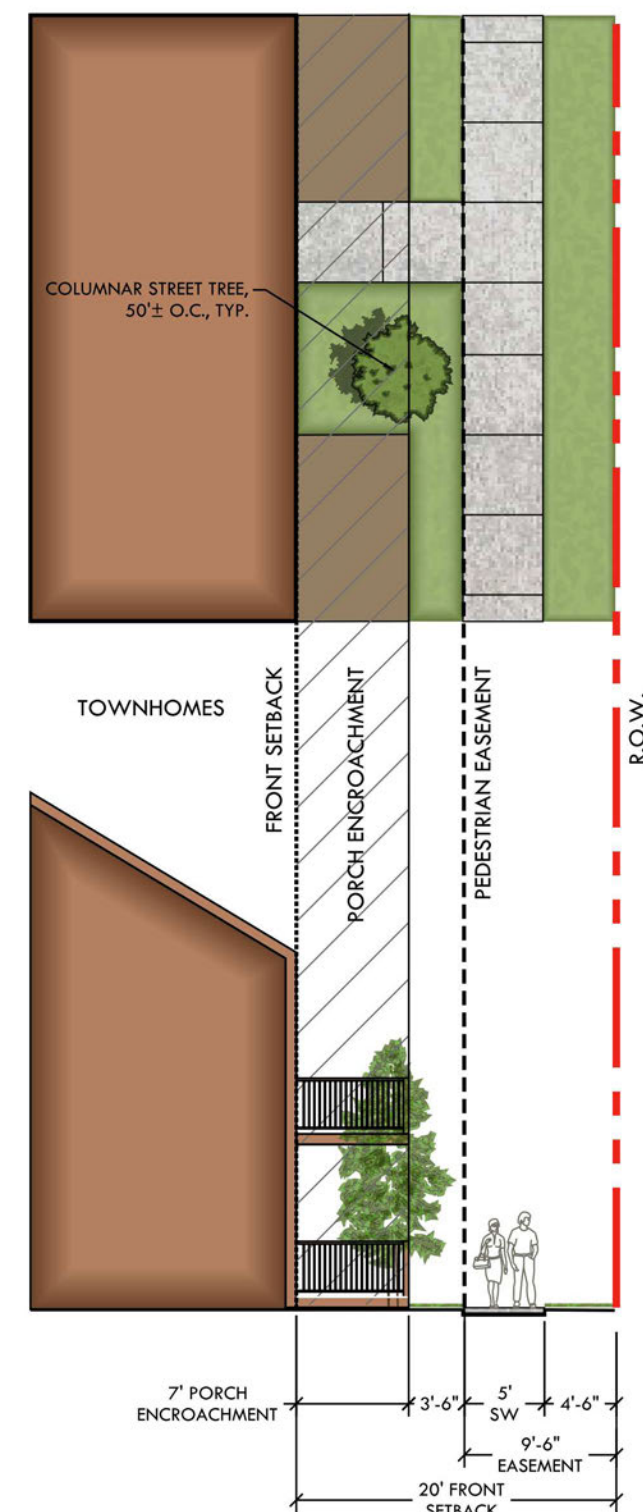
ALONG HWY 70 AND HWY 64;
ALONG INTERNAL STREETS (MARKETPLACE DISTRICT COMMERCIAL)

LANDSCAPE PLATE B



ALONG INTERNAL STREETS (M.U. LOFTS DISTRICT)

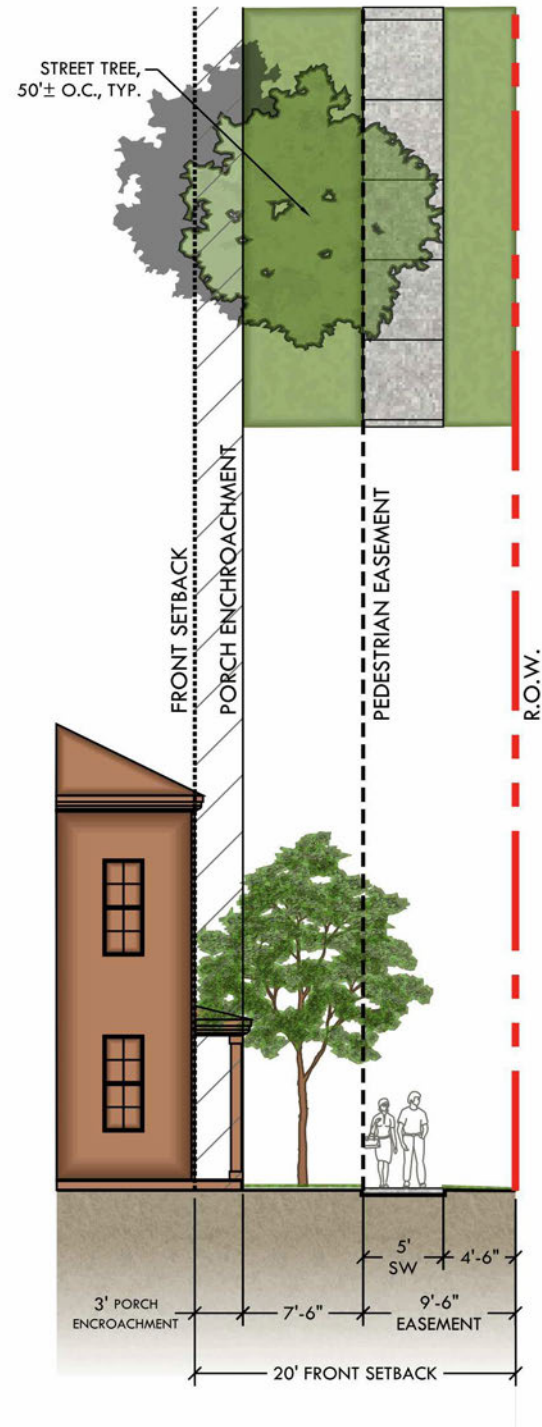
LANDSCAPE PLATE C



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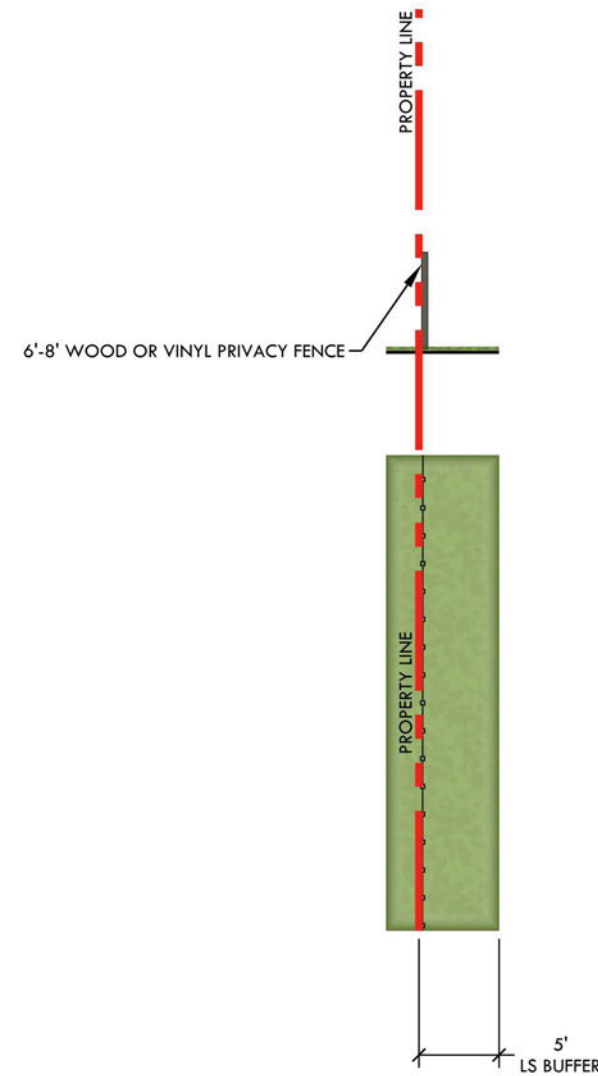
ALONG INTERNAL STREETS (TOWNHOMES)

LANDSCAPE PLATE D



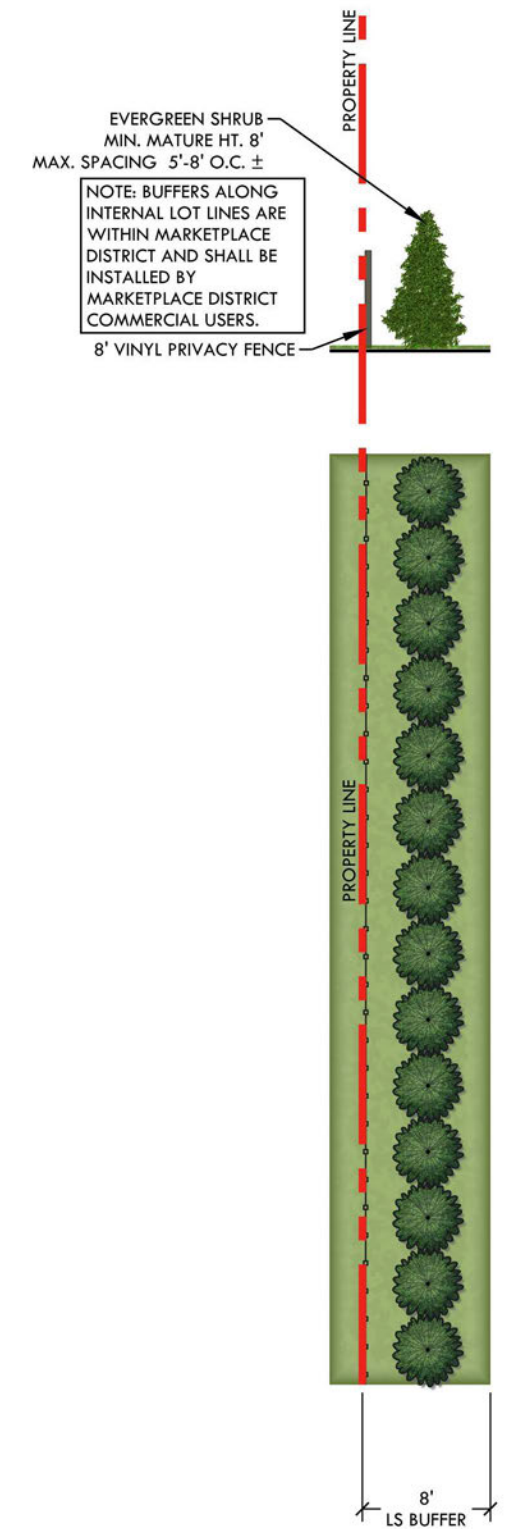
ALONG INTERNAL STREETS (SINGLE-FAMILY DETACHED / SEMI-DETACHED)

LANDSCAPE PLATE E



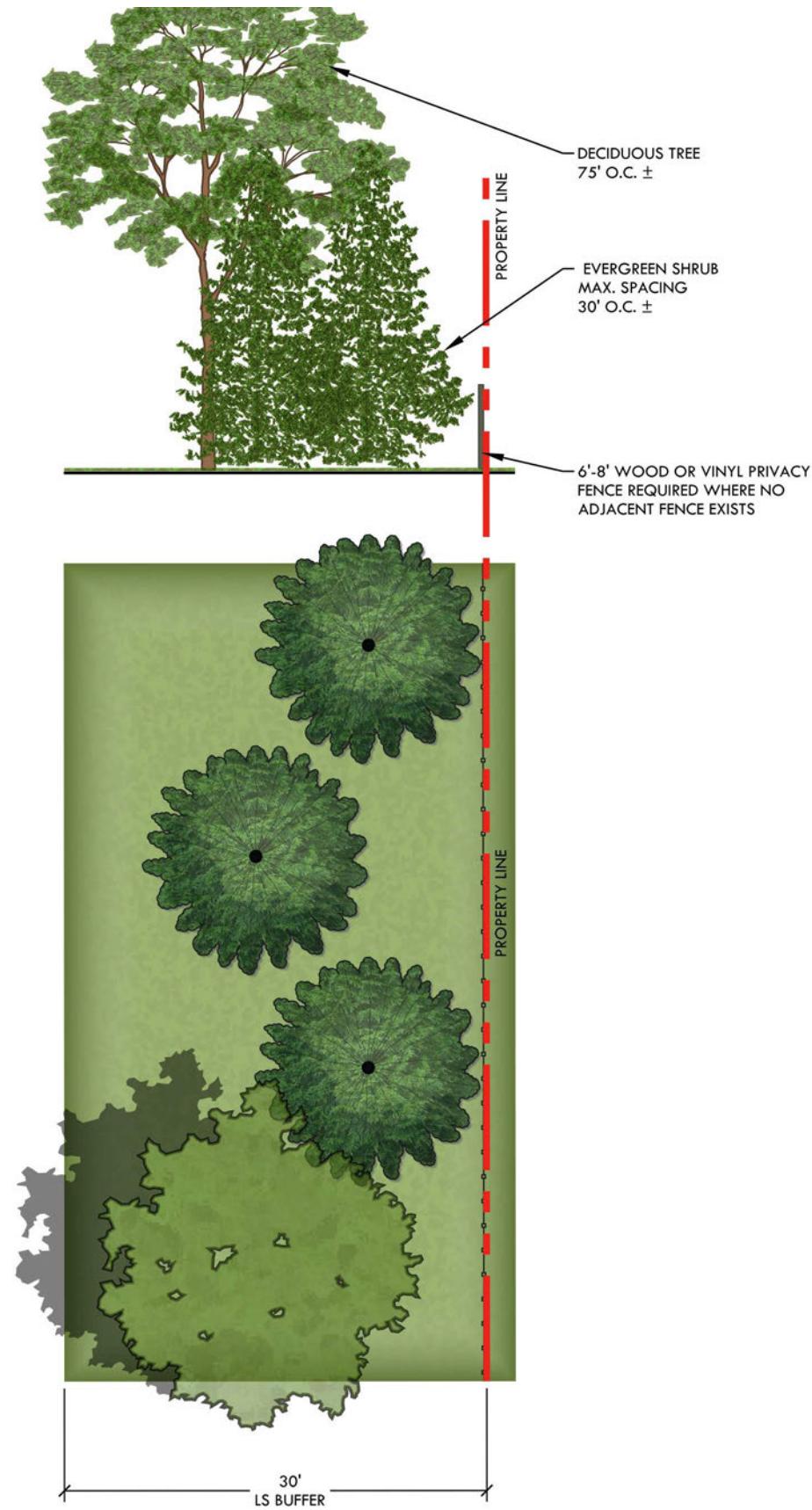
5' BUFFER (NORTHWEST BOUNDARY ADJACENT TO EXISTING COMMERCIAL PROPERTIES)

LANDSCAPE PLATE F



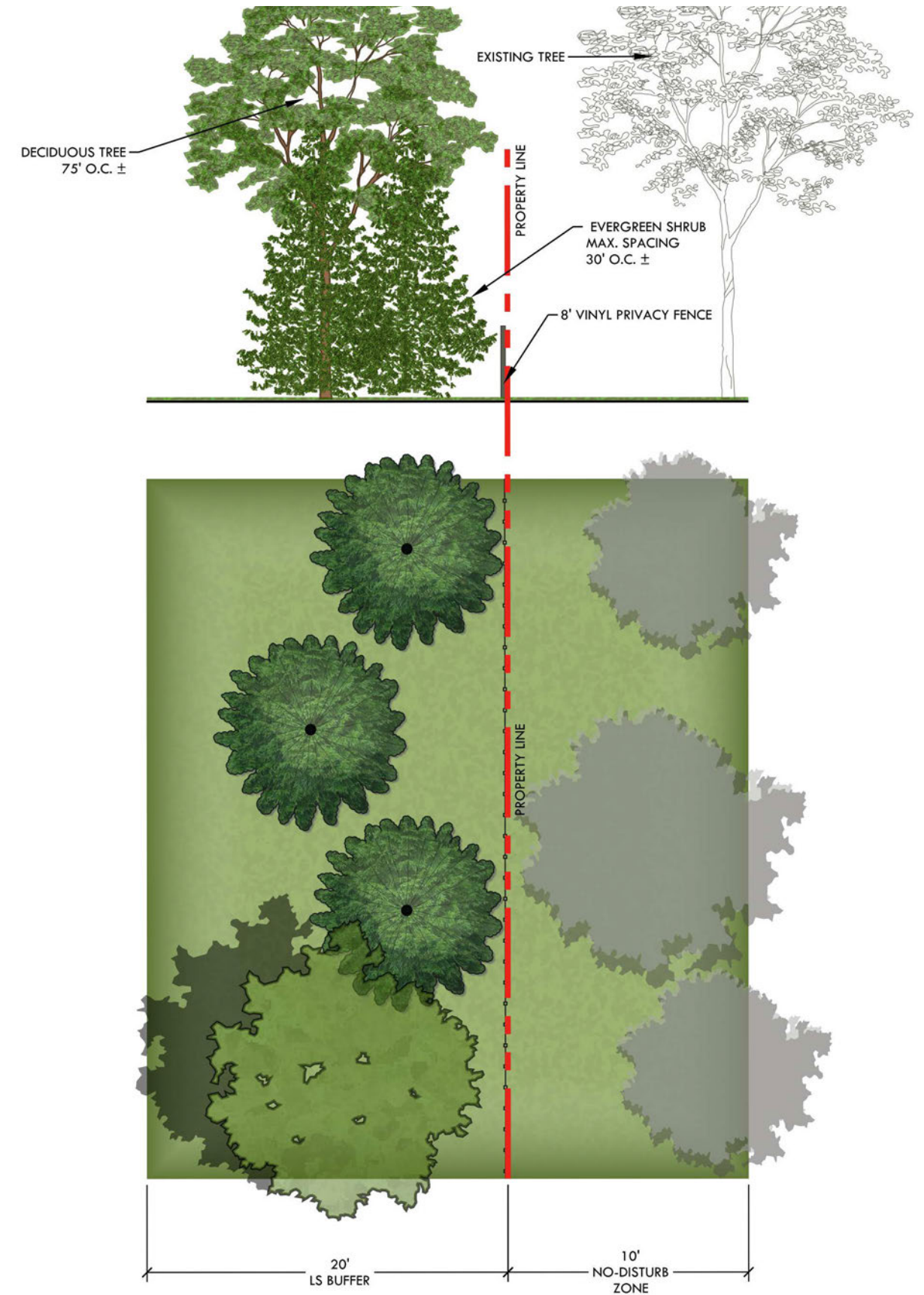
5' BUFFER (COMMERCIAL ADJACENT TO INTERNAL RESIDENTIAL)

LANDSCAPE PLATE G



30' BUFFER (EAST PD BOUNDARY)

LANDSCAPE PLATE H



30' BUFFER (NORTHERNMOST PD BOUNDARY)

Municipal Planning Commission

Minutes

Monday, June 2, 2025 – 6:30 p.m.

The Bartlett Planning Commission (PC) met in the City Hall Assembly Chamber on Monday, May 5, 2025 at 6:30 p.m. for a regularly scheduled meeting.

The following members were present:

David Hunt
Jack Young, Alderman
Paul Kaiser, Chairman
Jim Lamb, Vice Chairman
Ken Demetriou
James Reid
Don Conway
John Conroy

The following members were absent:

Greg Easton

The following staff/advisors were present: Kim Taylor, Director of Planning; Sam Harris, Senior Planner; Leslie Brock, Planner; Melissa McAfee, Administrative Secretary; Trey Arthur, Director of Code Enforcement; Erin Cambell, Assistant Director of Engineering; John Horne, Director of Engineering; Craig Jones, Deputy Fire Marshal; Howard McNatt, Fire Marshal; Ed McKenney, City Attorney

Alderman Jack Young opened the meeting with prayer.

The Pledge of Allegiance to the flag of the United States of America was recited.

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

Approval of Minutes of the May 5, 2025 meeting:

Jack Young made a motion to approve the minutes of the Monday, May 5, 2025 meeting as submitted. David Hunt seconded the motion. Roll Call Vote: David

Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted Yes. John Conroy abstained. Motion carries.

NEW BUSINESS

Public Hearing

Special Use Permit

1. Vehicle Repair, 6390 Summer Avenue (David Bray, The Bray Firm)

*****No Public Hearing. The application has been withdrawn by the applicant.*****

2. Union Depot Planned Development 1st Addition, Northeast Corner of Highway 70 and Highway 64 (Michelle Ye, DT design studio)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Michelle Ye, with DT Design Studio, who is requesting Planning Commission approval of a favorable recommendation for a Special Use Permit to allow a Residential Mixed Use Development. The subject property is located at the northeast corner of Highway 70 and Highway 64. The subject property is within the "SC-1" Planned Unit Commercial Zoning District.

BACKGROUND: The subject property is 34.2 acres of vacant property. In 2019, the City of Bartlett added the Residential Mixed Use Overlay District to Article VI, Section 29 of the Bartlett Zoning Ordinance. The Residential Mixed Use is a site specific special use intended to allow residential uses with mixed uses including commercial and office developments in buildings of two or more stories. The Residential Mixed Use shall be applied for as a Special Use Permit that will be reviewed by the Planning Commission, requiring the final action of the Board of Mayor and Aldermen. The Special Use Permit for the Residential Mixed Use may be allowed in office zoning districts, commercial zoning districts, and residential zoning districts where existing commercial and office zoning directly abuts residential zoning or on lots with combination zoning that includes residential zoning along with commercial, and/or office zoning, and having major and/or minor road frontage. In December 2021, the Board of Mayor and Aldermen approved a Special Use Permit to allow for the submittal of development plans for a Residential Mixed Use Planned Development on the 73.9 acres that was the former site of the Tennessee Baptist Children's Home and is located across Highway 70 from the subject property.

DISCUSSION: The specific request by the applicant is for the Planning Commission approval of a favorable recommendation for a Special Use Permit to allow a Residential Mixed Use Development on the subject property located at the northeast corner of Highway 70 and Highway 64. According to Article VI, Section 29 of the Bartlett Zoning Ordinance, a Special Use Permit is required to move forward with submitting development plans for a Residential Mixed Use Development. The surrounding Zoning Districts are "SC-1" Planned Unit Commercial Development to the north, City of Memphis Commercial to the south, and "RS-10" Single Family Residential to the east, and "C-H" Highway Business Commercial and "O-R-1" Neighborhood Office with a Residential Mixed Use (RMU) Special Use Permit to the west. The surrounding uses include: residential, pest control business, veterinary clinic, child care center, restaurants, multi-tenant retail, bank, and gas station convenience store. The proposed conceptual scenarios are as follows:

Scenario A			
District	Use	Acreage	Units
1	Commercial and Lofts	8.6	225
2	Commercial	9.5	N/A
2	Flats	9.0	275
			500
District	Use	Acreage	% Total Site Area
1, 2	Greenspace	7.1	21%

Scenario B			
District	Use	Acreage	Units
1	Commercial and Lofts	8.6	225
2	Commercial	2.1	N/A
2	Flats	15.0	385
			610
District	Use	Acreage	% Total Site Area
1, 2	Greenspace	8.5	25%

*Townhomes may substitute some of the Flats in District 2.

Recommendation: Approval of a favorable recommendation to the Board of Mayor and Aldermen with conditions.

Engineering Conditions:

General:

- 1) A Subdivision Contract will be required to cover all associated fees and bond.
- 2) Existing blue-line stream shall be shown on survey.
- 3) All new utilities shall be underground.

Stormwater:

- 4) A HECRAS hydraulic drainage study shall be submitted to the Engineering Department for review of the existing blue line stream conditions and Flood Plain, and to insure that adequate detention is provided. Full detention calculations will be required.
- 5) In accordance with the Stormwater Ordinance, the Blue line stream passing through the Site to the northeast will require a 90' buffer (160 acres) on both sides of the stream. This may be reduced, depending on the results of the HECRAS Study mentioned above.
- 6) This Site may require a Sedimentation basin, per TDEC requirements, during construction.
- 7) Minimum finished floor shall be set for lots with close proximity to the stream.
- 8) An ARAP Permit may be required by TDEC where the proposed road will necessitate stream modification.

Sewer

- 9) Sewer connections on existing mains shall show size and capacity of downstream gravity lines for accurate capacity calculations within lines. Sewer design shall meet the requirements of both Bartlett and Memphis or provide alternatives acceptable to service site adequately.
- 10) Hydraulic sewer calculations should be sent to the City of Memphis to receive a letter of availability. A copy of this letter should be sent to the City of Bartlett Engineering Department.
- 11) Regarding the existing 10" sewer line on the property, the Developer may have to remediate/repair/replace sections of this sewer line in order to accommodate the proposed sewer flows from the development.

Water

- 12) The Developer shall provide building material and construction types to Fire Marshall so an accurate determination of Fire Flow requirements can be made.
- 13) Depending on finished floor elevations and number of stories, fire flows may be challenging on this site. A 12" extension may be needed through the site as well, connecting the existing 12" on US 70 to the existing 12" on US 64. Because of this:

- a. The Developer may have to bore across HWY 70 for water extension. A TDOT permit will be required.
 - b. The Developer may have to bore across HWY 64 for water extension. A TDOT permit will be required and possible lane closure. (Water main is located in middle of sidewalk).
 - c. The Developer may have to extend 12" water across portions HWY 64 frontage.
- 14) Some multiple story units may require private water distribution pumps to insure minimum operating pressures are maintained for buildings over two stories.

Transportation

- 15) A ROW dedication of 57' will be required on US 70. An additional lane may be required on one or both sides of US 70 if the traffic study indicates a need for additional capacity in order to maintain an acceptable level of service (LOS), from US 64 and the north property line of this development.
- 16) A traffic study will be required for future submittals.
- 17) Access points to US 70 shall have proven acceptable site distance or be limited to right-in-right-out. The northern access may not be needed as most vehicles in the development will be funneled to the main Union Depot Dr. signal.
- 18) All necessary pedestrian and vehicular phases need to be added to the US 70 Traffic Signal to accommodate the additional leg of the intersection, including poles, mast arms, pedestrian signals, signal heads, signs, striping, and all ADA requirements. The Signal should be re-timed to account for expected traffic, but the left and right-turn lanes should be sufficient enough for some stacking, so that US 70 traffic is not frequently stopped during peak traffic times. Right turners onto eastbound 70 should be allowed to turn right on red without actuating the signal, by incorporating a significant delay and/or excluding the right-turn lane from vehicle detection.
- 19) US 64 Roadwork will need to be agreed upon by Memphis, TDOT, and Bartlett as this portion of the work is within the corporate limits of Memphis. Sidewalks will be required in the right-of-way for ADA accessibility and for use by all users.
- 20) Memphis has indicated that a signal will not be allowed at the proposed intersection, but rather at the intersection of US 64 and Van Der Veer, in order to serve the neighborhood on the south side of US 64. Memphis will determine the details of the traffic signal as it will be in their jurisdiction, but TDOT and Bartlett will review and agree as well.
- 21) Memphis, TDOT, and Bartlett will need to review and agree on driveway locations. Fewer driveways and no additional median cuts will be safer for the public. The one proposed on US 64 at the eastern end of the property on scenario A is not needed if there is one at Van Der Veer.
- 22) Option B, on page 15, shows the potential for on-street parallel parking, but doesn't show where on site this parking will be located. On-street parking should meet the requirements for minimum width, and shall be outside of public ROW, especially with a narrowed ROW width. Vehicles should be able

to pass through the main drive without being hindered by parked vehicles and should never need to cross over the centerline to go around parked vehicles.

- 23) Option C, on page 16, shows the potential for on-street parallel parking, but doesn't show where on site this parking will be located. No parking will be allowed within public ROW.
- 24) The minimum speed limit by ordinance in Bartlett is currently 30 MPH. However a speed limit of 20 mph was allowed in Union Depot and the same speed limit will be allowed here. A signage plan will be required.
- 25) The Property owners association (POA) shall be responsible for maintaining the middle of the roundabout.
- 26) Design of the roundabout must meet ADA requirements.
- 27) Roads shall be clearly labeled as private or public. Service drives that are set with an inverted crown will need to be private.
- 28) The Valley Gutter Detail supplied must match the previously approved one used in Union Depot.
- 29) Signage plans shall be submitted, public signs must meet MUTCD, private signs should also. This includes decorative sign posts, a note shall be added to plans for who is responsible to buy/install/maintain them in the future if they are not our standard.

Planning Comments:

1. The existing underlying zoning allows for the applicant to develop a five story commercial building located five feet off the property line from the adjacent "SC-1" commercial zoned property with no public notice required through a standard site plan process approved by the Planning Commission.
2. The applicant will have five years from the date of the approval of the Special Use Permit for the Residential Mixed Use Development to record the final plat for subdivision of the subject property, or to obtain site plan approval and a current building permit should no subdivision of land be necessary. Otherwise, the underlying zoning will apply to any future development of the property.

Planning Conditions:

1. The applicant shall show in the future development submittals that the proposed density will not exceed the available sewer and water capacity, and the proposed location and intensity of the land use should not cause traffic congestion or preclude the amenities of good housing.
2. Should the Special Use Permit be approved by the Board of Mayor and Aldermen, the applicant shall submit a Master Plan with Outline Plan, Construction Plan, and Final Plan with Outline Plan to the Planning

Commission, and Site Plan applications for approval by the Planning Commission and Design Review Commission.

3. The applicant should include a phasing plan for the development with the Master Plan submittal with the intent that Construction Plans, Final Plans, and Site Plans will follow in coordination with each phase.
4. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that maybe suggested by the Board of Mayor and Aldermen.
5. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

Chairman Kaiser called for questions from the PC for Director Taylor. Hearing none.

Chairman Kaiser asked if the applicant is present.

Developer Keith Grant, Blue Sky Communities Inc., 177 Crescent Drive, Collierville, TN 38017, stepped forward.

Mr. Grant stated that he will wait to speak until after the public hearing in order to address any concerns.

Administrative Secretary Melissa McAfee read two letters of opposition received by the Planning department into the record.

Jim and Mindy Sturgell, 3100 Briarly Lane:

Planning Director Kim Taylor,

As residents of Bartlett, we urge you and other city officials to cautiously consider the long-term effects and possibly unforeseen consequences of a second Union Depot development across from the current one.

Building **two high-density housing developments** literally across the street from each other could have a devastating effect on area traffic and

accidents, particularly at the already busy intersections of Stage/Highway 64 and Stage/Kirby-Whitten. The coming gridlock will affect the entire city. With this in mind, we have a few questions:

1. Was a traffic study done for the current Union Depot development?
How can we access it?
2. Has a new traffic study been done for the proposed development?
3. If not, will it be done before the Board of Mayor and Aldermen vote on granting the permit?

We look forward to hearing from you.

Best Regards,

Jim and Mindy Sturgell

3100 Briarly Lane, Bartlett

Pam Vaughn, 6919 Hedgewood Lane:

I'm very angry and disappointed that the Bartlett Planning Commission would even consider giving the developers a permit to build ANOTHER high density development when they haven't finished or occupied much of the 1st development. We don't know what the infrastructure burden is going to be from Union Station 1, much less double the effect from another such development. In fact, you don't even know whether the City of Memphis will take the sewage from it. We don't know what effect

Bartlett will experience with our roads, schools, traffic, etc. In fact, until the developers get more done on the 1st Union Station, we don't know whether they will do what has been promised to the nearby neighborhoods.

The residents of Bartlett -- the taxpayers of Bartlett -- are owed consideration. We are asking that you at least delay approval of another massive development until they can finish the 1st one and get it occupied!!!

Thanks for your consideration.

Pam Vaughn

The public hearing opened at 6:38 p.m.

Chairman Kaiser called for any citizen wishing to speak in favor of the Special Use Permit to come forward. Hearing none.

Chairman Kaiser called for any citizen wishing to speak against the Special Use Permit to come forward.

Phil Casebeer, 3100 Lisa Marie Cove, stepped forward.

Mr. Casebeer stated that he's been in Bartlett for 30 years now and is disappointed that the Mayor is not present at tonight's meeting. He stated that any time apartments are built, it is urban blight. He would like to see more half-million and multi-million dollar homes in Bartlett instead of apartments.

Chairman Kaiser stated that he cannot speak for the Mayor's office, but he is very responsive and always willing to talk and meet with those who reach out to him.

Tara and Joshua Samples, 8962 Pembroke Ellis Drive, stepped forward.

Ms. Samples stated that her son, Joshua, attends Little Bears Daycare, which is adjacent to the proposed development. She loves the tree canopy. Ms. Samples stated that the proposed development area floods frequently. Ms. Samples prompted Joshua to express concern that the Little Bears playground will be taken away if the proposed development is built.

John Maggipinto, 7341 Olivia Hill Drive, stepped forward.

Mr. Maggipinto expressed displeasure at the City selling the Bartlett Recreation center to the YMCA. He feels the City should have kept the Recreation Center, raise the rates, and added an outdoor pool 15 years ago. He is under the impression that Tax Increment Financing (TIF) for the proposed development would use his tax dollars to build apartments. He asked what will happen to the former Quail Ridge Golf Course property. He stated that the City should pass a law that bans renters from Bartlett because it is obvious who is renting based on the appearance of their lawn and clutter in their yard. He stated that the City does not care.

Alderman Young stated that the Mayor does not attend Planning Commission meetings, but he will certainly be present at the Board of Mayor and Aldermen meeting where this application will be given the final vote on.

Don Ross, 7820 Charbon Cove, stepped forward.

Mr. Ross stated that his children also attend Little Bears Daycare. Mr. Ross's time to speak was then cut short due to ad hominem attacks on the developer.

Helana Ross, 7820 Charbon Cove, stepped forward.

Ms. Ross stated that she is the wife of Mr. Ross and will say the things her husband intended to say. She chose Bartlett because of the community. Before her children attended Little Bears Daycare, their prior daycare fed them poison asparagus and tried to cover it up. Ms. Cindy Cromwell, owner of Little Bears, was full but decided to make room for the Ross children anyways. She spoke highly of Ms. Cromwell and of Little Bears Daycare. She is okay with single family homes being built, but not apartments.

Whitney Jensen, 7430 Shadow Run Drive, stepped forward.

Ms. Jensen stated that she was a Little Bears attendee herself as a child and now her children attend it too. She recalled fond memories of playing on the playground as a child. She chose Bartlett for the small town feel, greenery, community, and school system. She does not want to have to move to another place because the feel of the town changes. She added that we should invest in Bartlett's history.

Greg Williams, 7223 Santa Cruz Drive, stepped forward.

Mr. Williams stated that these apartments could be as close as ten feet to the property line of Little Bears Daycare. In his private practice, he comes across pedophiles. If he were to tell a pedophile that his balcony would look over a playground where children are playing ten feet away, the pedophile's eyes would light up. There is something else we can do with the property line being as close at ten feet to the daycare.

Wanda Walls, 3035 Ruskin Road, stepped forward.

Ms. Walls stated that she has lived in Bartlett for 48 years in the same house. Her children and grandchildren all attended Bartlett schools, and she is concerned about the proximity of the proposed development to the daycare. Her daughter worked at the daycare. She does not see how it could be profitable to anybody to put children in jeopardy from building something that close. No matter what is going to be built there, it is on the builder to protect the children. She spoke highly of Little Bears Daycare owner Cindy Cromwell.

Lisa Williams, 7223 Santa Cruz Drive, stepped forward.

Ms. Williams stated that she bets everyone on the Planning Commission has children and grandchildren. The safety and security of our children better come first, because we're all going to answer to God if it doesn't.

Cindy Cromwell, 8601 Highway 70 and owner of Little Bears Daycare, 6983 Highway 70, stepped forward.

Ms. Cromwell stated that she has been an Ellendale resident for almost 70 years. Her family and ancestors lived here as well. Little Bears has been here for 38 years. She presented a petition with signatures opposing the proposed development. Her concern is that she doesn't want to see a five story apartment building going up right next to her playground. No apartments or flats should be there for the safety of the children. She would not be opposed to townhomes in that location.

The public hearing closed at 7:05 p.m.

Developer Keith Grant, Blue Sky Communities Inc., 177 Crescent Drive, Collierville, TN 38017, stepped forward.

Mr. Grant stated that when Belly Acres first looked at coming out here, their representative asked why he would go to Bartlett. Mr. Grant told him that people in Bartlett love their community, it's a family-oriented community, and it's just a good place to raise your kids. The Grants have been involved in building in Bartlett for over 40 years.

Mr. Grant stated that he cares a lot about Bartlett and knows he has to consider some things as he develops within the community as well as some of the input. He then went through the project as presented to the PC:

Tonight's application is purely a conceptual plan. The Site Plan would come before the PC at a later time. Applicants are asked to submit conceptual plans with Special Use Permit applications before they move forward.

Union Depot had their grand opening a few weeks ago. Of the units that have been delivered (completely built), 80% of them are already leased. Rents are typically \$1,700 to \$2,700 per unit. The restaurant Belly Acres is also coming there. Part of the reason they're coming there, and that others are interested, is because of the walkable community. It's a lot of people that live close to each other; it's densely populated, but restaurants know that provides built-in customers for them. For the proposed union Depot 1st Addition, one of the large retailers looking at going into there has said they specifically target mixed-use developments like this one all over the country.

Chairman Kaiser asked if Mr. Grant is in agreement with comments and conditions in the staff report.

Mr. Grant answered in the affirmative.

Union Depot 1st Addition is about half the size of the original Union Depot. Part of the original is under construction right now. The Westerly just had its grand opening. Station Lofts will be started later this year, which is where Belly Acres is going. The current zoning on the subject property is SC-1, which allows by right for five story buildings. Mr. Grant clarified that he has no intention of building five story apartments here. There never was an intention of having any flats or lofts that are five stories. His intention is predominantly three stories, and if they did go to four stories, they would all be closer to the major highways, not the daycare. Currently, the property zoning allows up to five stories for offices. It also allows for retail stores, gas stations, big box retailers, and seasonal shipping containers. So you could actually set shipping containers out there on the property without any additional permits needed. All of these buildings could be located five feet off of the property line.

District 1 would contain residential lofts and complimentary amenity spaces. The ground floor would have commercial uses on some of the buildings. You would have things such as offices, medical clinics, grocery stores, food markets, pharmacies, drug stores, restaurants, retail stores, and bakeries. Bartlett needs some more restaurants. District 2 would have flats and would allow similar options to District 1, with the addition of townhomes.

Scenario A has commercial with some larger retail space in the back and two commercial spaces up front also. Right along Highway 70, you have the mixed-use with lofts and the flats back behind there. The area with the flats would be adjacent to the Little Bears property to the north, but there would be detention placed to the northside of the property to help separate the flats from the Little Bears property. Scenario B would have townhomes.

The Bartlett Zoning Ordinance requires setbacks and a landscape buffer for any adjacent residential areas, so those living in the neighborhood behind the development would have a separation of 30 feet of landscape buffer. Buildings also have to be 100 feet away from that if it's a commercial building. If it's a townhome, the setback is 50 feet. There would be large cedar trees screening

that area along with a fence. They are also proposing a fence along the northern property boundary where Little Bears Daycare property is.

Final Site Plans and landscaping will be reviewed by the City, Planning Commission, and Design Review Commission to ensure that those improvements adhere to the SUP plan and City Ordinances. There will be at least 20% greenspace, with 25% greenspace on the east side of the property. Common Open Spaces may have amenities such as hardscape plazas, pool areas, shaded structures, walking trails, open lawn areas, shade trees, and seating areas. The buildings would look very similar to what is being built across the street at the original Union Depot. In this conceptual plan, which is not a Site Plan, the closest building to Little Bears property line is 30 feet from the property line. The largest building is 90 feet away from the property line. The proposed development is shown on the conceptual plan as being 275 feet from the actual Little Bears building. Mr. Grant acknowledged that the kids at Little Bears do go out onto the property beyond staying inside the building.

Retailers do like the density of the development. Commercial developments around the country are even redeveloping some areas to residential in order to have a mixed-use development that will sustain the retail. It is also less burden on public infrastructure due to the density, which makes it much easier to maintain. A traffic study would be required before coming back with a Site Plan.

Background checks are run on all residents and cameras are installed throughout these developments. In Bartlett, all existing apartment communities are around 95% occupied, which is a normal range. You don't see them typically being 100% occupied, because there is always some turnover. Rent is an average of \$1,150 to \$1,600. That is because they are in Bartlett. The buildings have stood the test of time and been renovated over the years. Apartment maintenance is better in the municipalities.

4% of the housing inventory in Bartlett is multifamily, compared to Germantown with 8% and Collierville which is 13%. There are 2,300 rental homes in Bartlett. There are 1,100 in Germantown and 1,300 in Collierville. So, Bartlett has about the same number of rental homes as Germantown and Collierville combined. Some of that has to do with the fact that multifamily is not being offered within Bartlett. Trying to regulate renters in homes is far more difficult than someone in a single development.

Mr. Grant reiterated that they have no intention of being five stories or five feet off the property line. The conceptual plan says ten feet, but he does not see them being ten feet either.

Chairman Kaiser called for questions from the PC.

John Conroy asked what the proposed height of the purple buildings in the slideshow and conceptual plan is.

Mr. Grant stated that it would be three stories.

Ken Demetriou asked if the current Union Depot has 8% pre-sold now, or 80%.

Mr. Grant stated that what they have leased of the units that are move-in ready is 80%. They have turned over about 70 or 80 units right now and about 60 of those leased.

David Hunt asked if they had thought about waiting a period of time to see if the original Union Depot does what it claimed it would do over the years.

Mr. Grant stated that he is not really concerned about it because of what he sees occurring already. They are leasing at about 20 per month, which is pretty normal for these communities. They are seeing the rents they expected to get. They would not want to start Union Depot 1st addition until The Westerly is completely leased up and the Station Lofts are on the way to being leased up before they start this. The lofts would probably not be brought online for another three years.

James Reid made a motion to forward a favorable recommendation to the Board of Mayor and Aldermen for the Union Depot 1st Addition Residential Mixed-Use Development Special Use Permit. Jim Lamb seconded the motion. Roll Call Vote: Jim Lamb and James Reid voted Yes. John Conroy, David Hunt, Ken Demetriou, Jack Young, and Paul Kaiser voted No. Don Conway abstained. Motion fails.

Chairman Kaiser reminded the audience that tonight's vote is only a recommendation. It will still go before the Board of Mayor and Aldermen for another public hearing and the final vote.

Jim Lamb addressed the audience. He stated that we all love our Police Department, and they do a great job. The Fire Department does a great job. If we put something on the street, Public Works makes sure it goes away. To keep it that way, the City has to increase their revenue somehow. There are three basic ways it can be done: sales tax, revenue from commercial developments such as restaurants and commercial property tax, and to raise our property taxes. The Board of Mayor and Aldermen hate raising the property tax. We are not a small 2,600-person town anymore. We are at 60,000 or more citizens. We are the 10th or 11th largest city in Tennessee. If we want to continue to be that way, a desirable city, then we've got to find a way to increase that revenue to keep the City going like it is.

Final Plan

3. EGY Subdivision, 7642 Highway 70 (Christine Donhardt, The Reaves Firm)

INTRODUCTION: Director Taylor introduced the application for Christine Donhardt, with The Reaves Firm, who is requesting Planning Commission approval of a Final Plan for the EGY Subdivision. The subject property is located at 7642 Highway 70. The subject property has split zoning with the northern half being in the "RS-12" Single Family Residential Zoning District and the southern half being in the "C-H" Highway Business Zoning District.

BACKGROUND: The subject property is not a legal lot of record and is less than 4-acres (not exempt from subdivision regulations). In order to make the lot eligible for a building permit, it must be within a Planning Commission approved and legally recorded subdivision. In March 2023, the Planning Commission approved the Master Plan and Construction Plan of the EGY Subdivision.

DISCUSSION: The specific request by the applicant is for the approval of the Final Plan for the EGY Subdivision. The applicant is proposing to subdivide the existing 2.269 acre subject property into two lots. Lot 1 is proposed to be 1.226 acres, and Lot 2 is proposed to be 1.043 acres. Once Lots 1 and 2 are recorded on the plat, the applicant will re-record the plat to combine Lots 1 and 2 to create one legal lot of record that is eligible for a building permit. Access to the subdivision will be from an existing curb cut on Highway 70.

Recommendation: Approval with conditions.

Engineering Conditions:

General:

- 1) A Commercial Site Plan contract will be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
- 2) If needed applicant/ Engineer shall provide a digital set of drawing files showing the sanitary sewer lines, drainage lines, lot lines and all improvements in AutoCAD format to dhubbard@cityofbartlett.org and ecampbell@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve any conflicts.
- 3) A SWPPP may be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
- 4) All new utilities shall be underground.
- 5) Demolition plan shall be submitted for the existing structures with a permit from Code Enforcement. Demo should be signed off and completed before plat is recorded or any site plans are signed.
- 6) Fire protection must be approved by the City of Bartlett Fire Marshall.
- 7) Correct all markups.
- 8) Additional plat to combine both lots into one shall be added.

Utility Plan:

- 9) If any sewer cleanout is located in a paved area, then it shall comply with the detail approved by Bartlett Codes which involves a brass connections and a concrete collar.
- 10) Proposed Sewer service needs cleanout on property line.
- 11) This project is located in the Fletcher Creek Sewer Basin, if an existing sewer service cannot be found, approval will be dependent on developer receiving written approval from the City of Memphis for new sewer connection and possible sewer holding tank. Sewer tank design must be added to plan set and approval from Memphis will be required prior to City of Bartlett approval.
- 12) Tracer wire must be installed on all sewer lines, including services.
- 13) The existing water service , currently shown for irrigation, will need to be re-located out of ROW and adjusted to grade. Traffic control plan will be required along with any TDOT permits.

Erosion Control Plan:

- 14) During construction, extra care will be needed to ensure that silt is not tracked out onto US HWY 70.
- 15) EPSCs needed around detention basin.
- 16) Detention basin must be sodded after construction.

Erosion Control Details:

- 17) Metal posts with wired backed fence are required on the proposed silt fences.

Grading & Drainage Plan:

- 18) Applicant's engineer shall submit the stamped and signed detention calculations for the detention basin and show the 'pre' and the 'post' runoff for the 2, 5, 10, 25 year storms.
- 19) No drainage or outlet control structure details for detention basin are shown.
- 20) Public or Private drainage shall be stated.

Highway 70 :

- 21) Construction of a paved shoulder of an additional 10' wide will be required on HWY 70. This additional asphalt section shall be full depth pavement, consistent with the existing roadway, and must conform to TDOT standards. This shall be added to the construction plans with TDOT approval.
- 22) Traffic control plan will be required along with any TDOT permits.
- 23) Utility poles (two MLGW and one communications) may need to be relocated.
- 24) Additional elevation points, grades, and cross-sectional slope sections, coming from the existing centerline and including the new deceleration lane shall be added. Cross slope transition and positive road drainage shall be maintained.
- 25) Deceleration lane shall transition to existing slope at no greater than a 4:1 slope.

Planning Comments:

1. The applicant has confirmed with staff that the proposed 6' vinyl coated chain link fence separating the car wash site from the residential zoned portion of the subject property will be a 6' site proof composite fence with a gate to allow for property maintenance. Composite fence detail will be approved with DRC Site Plan submittal.
2. The applicant has confirmed with staff that the 6' tall shadowbox fence with brick columns 20' on center that is required as a part of the Landscape Plate 23D along the east property line will be an 8' site proof composite fence. Composite fence detail will be approved with DRC Site Plan submittal.

Planning Conditions:

1. The applicant must obtain a demo permit from Code Enforcement to demolish the existing house and accessory buildings.
2. The commercial property owner will be responsible for landscape maintenance of the entire lot and the fence adjacent to the residential neighbors in perpetuity.
3. The applicant must maintain the vacant residential zoned portion of the property in accordance to City of Bartlett Codified Ordinance 13-113.
4. The applicant must obtain Site Plan approval from the Design Review Commission.
5. The applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

Chairman Kaiser asked if the applicant is present.

Mike Davis, The Reaves Firm, 6800 Poplar Avenue, Germantown, TN 38138, stepped forward.

Mr. Davis stated that he is in agreement with comments and conditions from the staff report.

John Conroy made a motion to approve the EGY Subdivision Final Plan with comments and conditions of the staff report. David Hunt seconded the motion. Roll Call Vote: John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, and Paul Kaiser voted Yes. Don Conway abstained. Motion carries.

Site Plan

4. Shine & Roll Car Wash, 7642 Highway 70 (Christine Donhardt, The Reaves Firm)

INTRODUCTION: Director Taylor introduced the application for Christine Donhardt, with The Reaves Firm, who is requesting Planning Commission approval of a Site Plan for the Shine & Roll Car Wash. The subject property is located at 7642 Highway 70. The subject property has split zoning with the northern half being in the "RS-12" Single Family Residential Zoning District and the southern half being in the "C-H" Highway Business Zoning District.

BACKGROUND: The subject property is not a legal lot of record and is less than 4-acres (not exempt from subdivision regulations). In order to make the lot eligible for a building permit, it must be within a Planning Commission approved and

legally recorded subdivision. In March 2023, the Planning Commission approved the Master Plan and Construction Plan of the EGY Subdivision.

DISCUSSION: The specific request by the applicant is for the approval of a Site Plan to construct a 3,973 square foot automatic vehicle wash. The site will have 14 self-service automobile vacuum cleaners on the east side of the building. Access to the site will be from an existing driveway off Highway 70. Specifics of the site plan are as follows:

Site Data	
Site Area:	2.273 acres/99,015 square feet
Total Proposed Parking Spaces:	16 (2 regular/14 with vacuum)
Handicap Accessible:	1 van accessible
Regular:	15
Proposed Building Area:	3,973 square feet
Greenspace/Openspace:	71%
Building Height:	34 feet 8 inches

Recommendation: Approval with conditions.

Engineering Conditions:

General:

- 1) A Commercial Site Plan contract will be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
- 2) If needed applicant/ Engineer shall provide a digital set of drawing files showing the sanitary sewer lines, drainage lines, lot lines and all improvements in AutoCAD format to dhubbard@cityofbartlett.org and ecampbell@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve any conflicts.

- 3) A SWPPP may be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
- 4) All new utilities shall be underground.
- 5) Demolition plan shall be submitted for the existing structures with a permit from Code Enforcement. Demo should be signed off and completed before plat is recorded or any site plans are signed.
- 6) Fire protection must be approved by the City of Bartlett Fire Marshall.
- 7) Correct all markups.
- 8) Additional plat to combine both lots into one shall be added.

Utility Plan:

- 9) If any sewer cleanout is located in a paved area, then it shall comply with the detail approved by Bartlett Codes which involves a brass connections and a concrete collar.
- 10) Proposed Sewer service needs cleanout on property line.
- 11) This project is located in the Fletcher Creek Sewer Basin, if an existing sewer service cannot be found, approval will be dependent on developer receiving written approval from the City of Memphis for new sewer connection and possible sewer holding tank. Sewer tank design must be added to plan set and approval from Memphis will be required prior to City of Bartlett approval.
- 12) Tracer wire must be installed on all sewer lines, including services.
- 13) The existing water service, currently shown for irrigation, will need to be re-located out of ROW and adjusted to grade. Traffic control plan will be required along with any TDOT permits.

Erosion Control Plan:

- 14) During construction, extra care will be needed to ensure that silt is not tracked out onto US HWY 70.
- 15) EPSCs needed around detention basin.
- 16) Detention basin must be sodded after construction.

Erosion Control Details:

- 17) Metal posts with wired backed fence are required on the proposed silt fences.

Grading & Drainage Plan:

- 18) Applicant's engineer shall submit the stamped and signed detention calculations for the detention basin and show the 'pre' and the 'post' runoff for the 2, 5, 10, 25 year storms.
- 19) No drainage or outlet control structure details for detention basin are shown.
- 20) Public or Private drainage shall be stated.

Highway 70 :

- 21) Construction of a paved shoulder of an additional 10' wide will be required on HWY 70. This additional asphalt section shall be full depth pavement, consistent with the existing roadway, and must conform to TDOT standards. This shall be added to the construction plans with TDOT approval.
- 22) Traffic control plan will be required along with any TDOT permits.
- 23) Utility poles (two MLGW and one communications) may need to be relocated.
- 24) Additional elevation points, grades, and cross-sectional slope sections, coming from the existing centerline and including the new deceleration lane shall be added. Cross slope transition and positive road drainage shall be maintained.
- 25) Deceleration lane shall transition to existing slope at no greater than a 4:1 slope.

Planning Comments:

1. The applicant has confirmed with staff that the proposed 6' vinyl coated chain link fence separating the car wash site from the residential zoned portion of the subject property will be a 6' site proof composite fence with a gate to allow for property maintenance. Composite fence detail will be approved with DRC Site Plan submittal.
2. The applicant has confirmed with staff that the 6' tall shadowbox fence with brick columns 20' on center that is required as a part of the Landscape Plate 23D along the east property line will be an 8' site proof composite fence. Composite fence detail will be approved with DRC Site Plan submittal.

Planning Conditions:

1. The applicant must obtain a demo permit from Code Enforcement to demolish the existing house and accessory buildings.
2. The commercial property owner will be responsible for landscape maintenance of the entire lot and the fence adjacent to the residential neighbors in perpetuity.
3. The applicant must maintain the vacant residential zoned portion of the property in accordance to City of Bartlett Codified Ordinance 13-113.
4. The applicant must obtain Site Plan approval from the Design Review Commission.
5. The applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

Chairman Kaiser asked if the applicant is present.

Mike Davis, The Reaves Firm, 6800 Poplar Avenue, Germantown, TN 38138, stepped forward.

Mr. Davis stated that he is in agreement with comments and conditions from the staff report.

Jim Lamb made a motion to approve the Shine & Roll Car Wash Site Plan with comments and conditions of the staff report. James Reid seconded the motion. Roll Call Vote: John Conroy, David Hunt, Jim Lamb, Ken Demetriou, and James Reid voted Yes. Jack Young and Paul Kaiser voted No. Don Conway abstained. Motion carries.

5. Youth Villages Parking Lot Expansion, 7410 Memphis-Arlington Road (Jamie Bostick, A2H Inc.)

INTRODUCTION: Director Taylor introduced the application for Ms. Jaime Bostick, with A2H Inc., who is requesting Planning Commission approval of a revised site plan for Youth Villages. The subject property is located at 7410 Memphis-Arlington Rd on the northeast corner of Memphis-Arlington and Broadway Road. It is within the “R-E” Residential zoning district.

BACKGROUND: Youth Villages was originally annexed into the City in 1985 with uses that were “grandfathered-in” as legal non-conforming uses. On November 6, 2000, the Planning Commission approved a Special Use Permit (SUP) for a “children’s home” use which allowed multiple buildings on the site. On April 2, 2007, the Planning Commission approved a site plan to add a girl’s residential treatment facility and an additional maintenance building. On March 7, 2016, the Planning Commission approved a site plan to add a boy’s residential treatment facility. On December 3, 2018, the Planning Commission approved a site plan to add a classroom building, basketball pavilion, storage/ washroom facility, outdoor pavilion and additional parking.

DISCUSSION: The specific request by the applicant is for Planning Commission approval of a revised site plan to add 82 employee parking spaces in two locations near their boys’ dorm. The northern site is a grassy area along the outer edge of the main drive, adjacent to existing parking spaces on either side of two utility easements. The southern site is adjacent to the campus school.

Site Data

Total Existing Parking Spaces:	166 (6-ADA Accessible)
Total Proposed Parking Spaces:	82

RECOMMENDATION: Approval with conditions

Engineering Conditions:

General:

- 1) A Commercial Site Plan contract may be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
- 2) A SWPPP may be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
- 3) If any utilities require adjustment due to grade change, City of Bartlett Specifications shall be utilized.
- 4) Correct all markups.

Grading & Drainage Plan:

- 5) Parking lot grading is recommended to be kept to 1% minimum.
- 6) Spot elevations are needed at corners of handicap parking spots and access.
- 7) Include calculations to show that existing detention basin has accounted for this development.
- 8) All drainage shall be denoted as private.
- 9) Drainage area, flow and velocity shall be shown in pipe table.

Erosion Control Plan:

- 10) The engineer shall provide a copy of the SWPPP (Storm Water Pollution Prevention Plan) that has been or will be submitted to TDEC (Tennessee Department of Conservation), if required.
- 11) Prior to any work being started, an NOC (Notice of Coverage) from TDEC must be received and a copy submitted to the City of Bartlett, if required.
- 12) Construction entrance may be needed to limit mud/silt tracked off site.

Erosion Control Details:

- 13) Metal posts with wired backed fence are required on the proposed silt fences.

Planning Conditions:

1. The applicant shall add one (1) ADA compliant parking space to the overall Bill's Place site. The parking space must be located near the entrance to the building.
2. The applicant shall include a landscape plan which shows all parking spaces shall be within a maximum distance of 75 feet from a tree.
3. Should the proposed site plan be approved by the Planning Commission, the applicant shall seek site plan approval from the Design Review Commission for landscaping, lighting, signage, exterior elevations, colors, and materials.
4. The applicant shall be present at the meetings in order to make decisions relative to any changes that may be suggested by the Planning Commission.
5. The owner/applicant shall identify all utilities on site by contacting Tennessee One Call at 811 before commencing any site work.

Chairman Kaiser asked if the applicant is present.

Jamie Bostick, A2H, 65 Germantown Court, Cordova, TN 38018, stepped forward.

Ms. Bostick stated that she is in agreement with comments and conditions from the staff report.

Jim Lamb made a motion to approve the Site Plan for the Youth Villages parking lot expansion with comments and conditions of the staff report. David Hunt seconded the motion. Roll Call Vote: All members present voted Yes. Motion carries.

Open Discussion

Chairman Kaiser called for any discussion items.

Nicole Travis, 3141 Hill Lake Drive, stepped forward.

Ms. Travis agreed with the PC's vote tonight on Union Depot 1st Addition. She was taken off guard by the proposed number of units.

Cindy Cromwell, 8601 Highway 70, stepped forward.

Ms. Cromwell wanted to know what the next steps are for Union Depot 1st Addition.

Senior Planner Sam Harris stated that what happened tonight was the PC voted to forward an unfavorable recommendation to the Board of Mayor and Aldermen. This application will go before the Board of Mayor and Alderman for another public hearing in July. Public notice will be sent out again the same way it was for this meeting to addresses within 1,000 feet of the subject property, and it will be published in the newspaper. Should the BMA approve the Special Use Permit request, the applicant would need to come back with Master, Construction, and Final Plan applications to be approved by the Planning Commission for each phase of the development.

Ms. Cromwell stated that she is okay with townhomes abutting her property, but not a five-story apartment complex due to safety concerns for children that attend her daycare. She has already observed construction workers at the current Union Depot Development urinating off the balconies when she has driven by on Highway 70.

Melanie Busch, 3904 Wheelers Run Cove, stepped forward.

Ms. Busch expressed disappointment that the Shine & Roll Car Wash was approved. The property backs up to her subdivision.

Adjourned at 7:47 p.m.

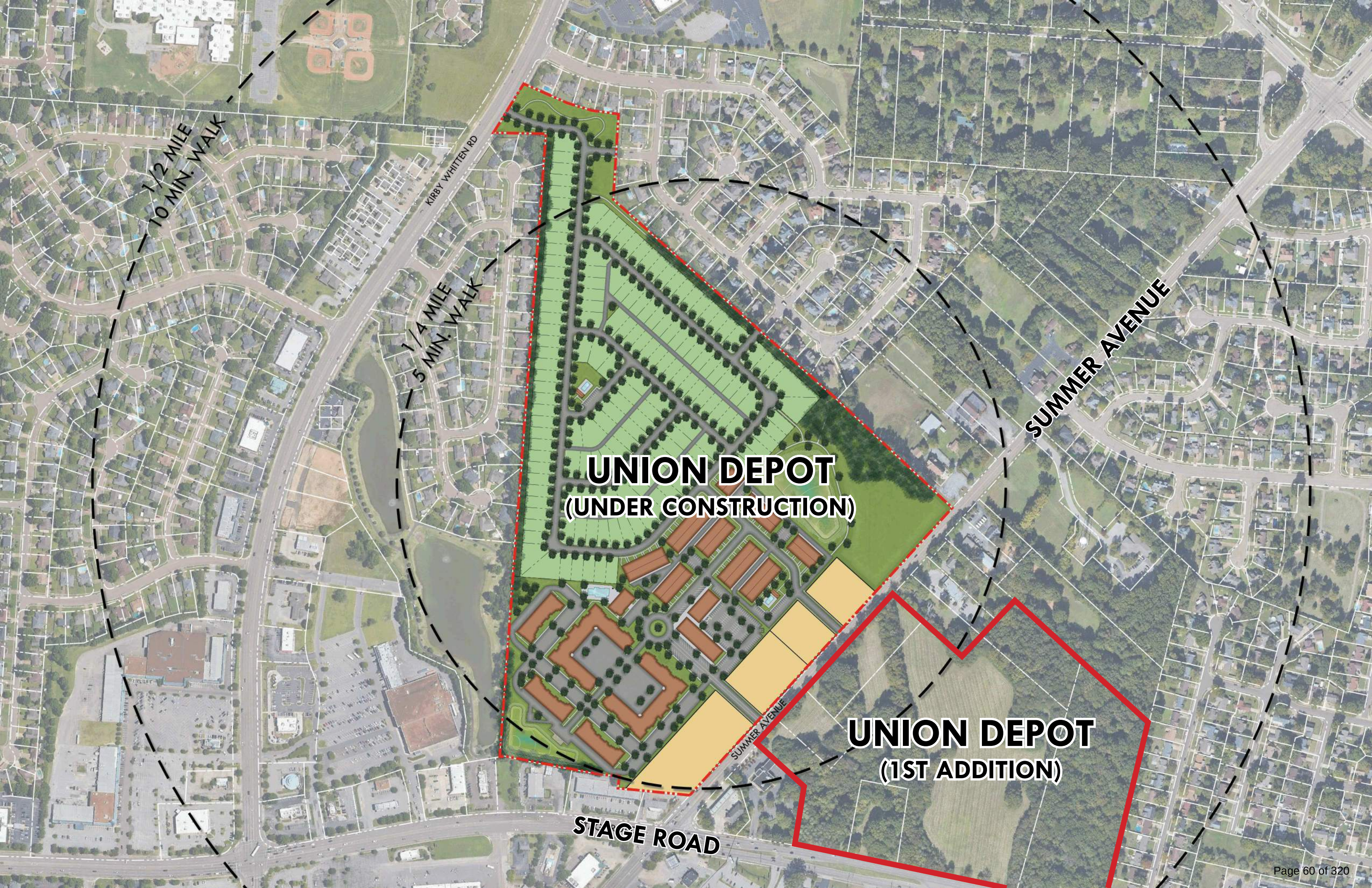
UNION DEPOT, 1ST ADDITION

Bartlett, Tennessee

OWNER:
BLUE SKY COMMUNITIES, LLC

Shapiro & Company
architects, p.c.

dt
DESIGN STUDIO



UNION DEPOT
(UNDER CONSTRUCTION)

UNION DEPOT
(1ST ADDITION)

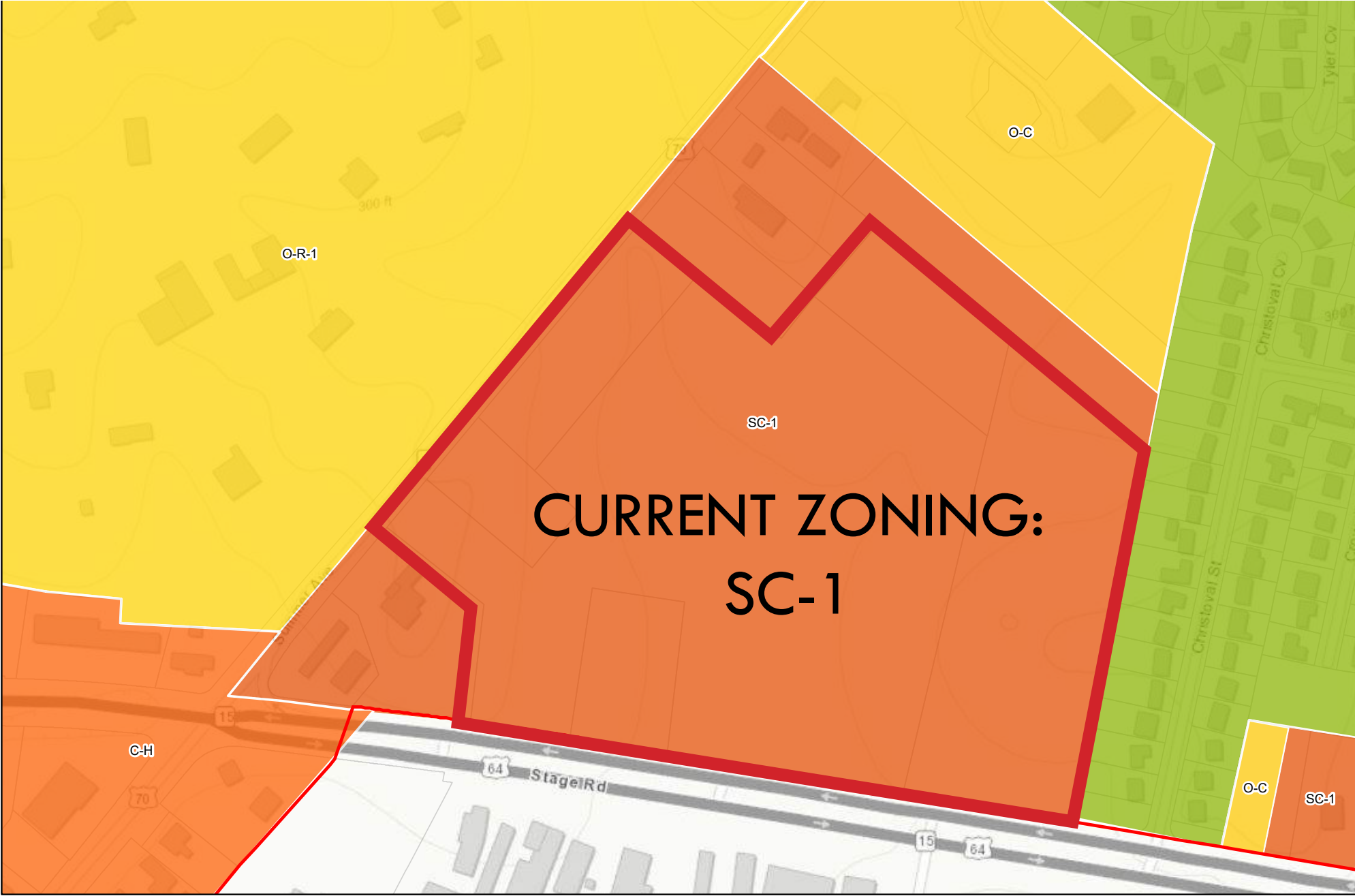
STAGE ROAD

SUMMER AVENUE

KIRBY WHITTEN RD



LATEST CITY ZONING MAP (2024)



5/27/2025

Bartlett_City_Limits

ZONING

C-H

C-L

O-C

O-R-1

RS-10

SC-1

PARCELS_2023_COMPOSITE_CLIP

Citations

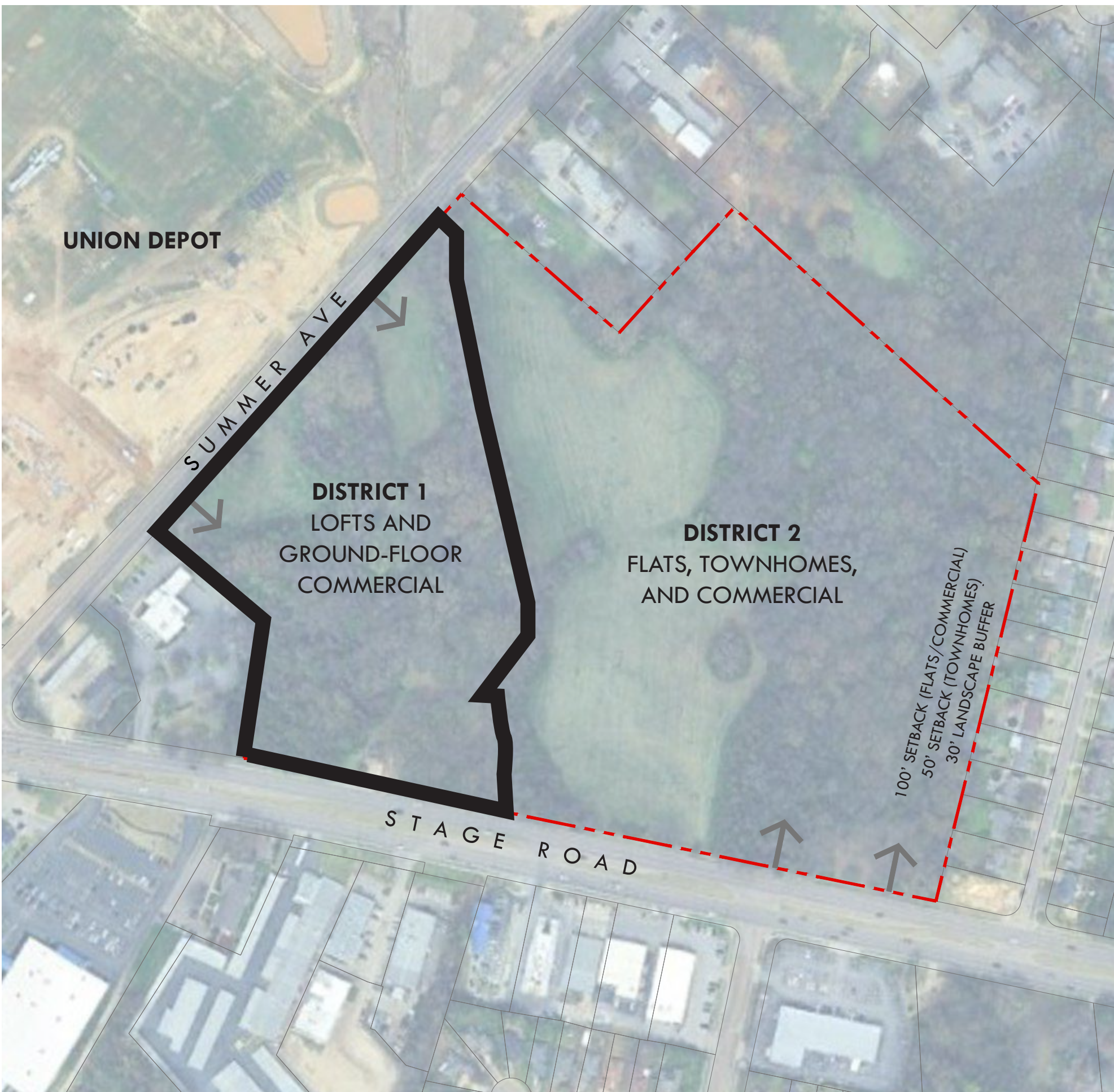
EXAMPLES OF DEVELOPMENTS ALLOWED*:

- UP TO 5-STORY OFFICE BUILDING
- RETAIL STORE
- RESTAURANT
- GAS STATION/C-STORE
- BIG-BOX RETAILER
- SEASONAL SHIPPING CONTAINERS

* COULD ALL BE SITED 5’ OFF PROPERTY LINE WHERE ADJACENT TO COMMERCIAL USES WITH SITE PLAN APPROVAL

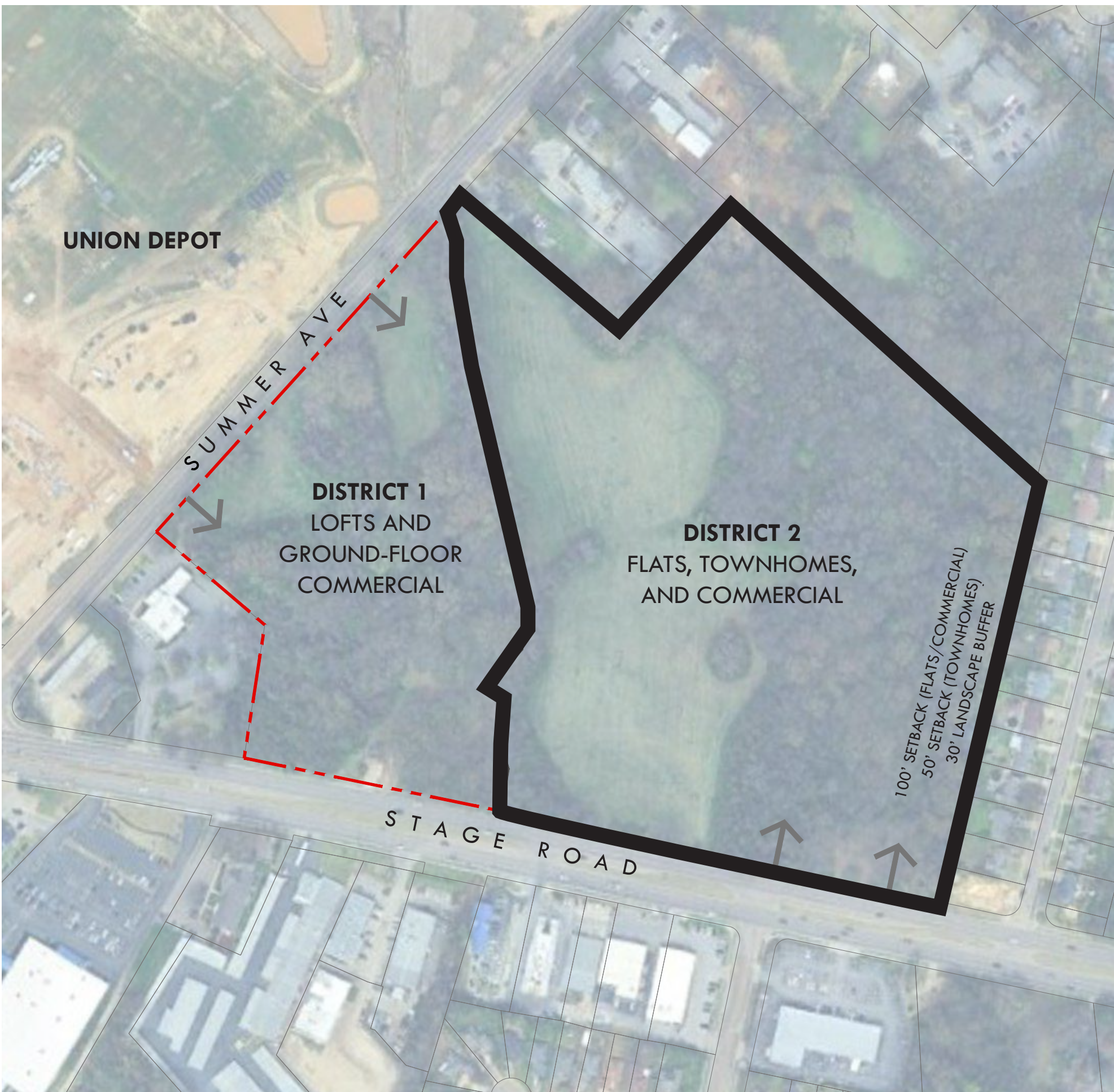
EXAMPLES OF PLANNED USES, DISTRICT 1:

- RESIDENTIAL LOFT AND
COMPLEMENTARY AMENITY
SPACES
- GROUND-FLOOR COMMERCIAL
- OFFICES, MEDICAL CLINICS,
GROCERY OR FOOD MARKET,
PHARMACY/DRUG STORE,
RESTAURANTS, RETAIL STORES,
BAKERY, ETC.



EXAMPLES OF PLANNED USES, DISTRICT 2:

- SIMILAR USES AS DISTRICT 1, FLATS IN MULTI-STORY BUILDINGS AND OPTION FOR TOWNHOMES, RATHER THAN LOFTS ABOVE RETAIL



POTENTIAL DEVELOPMENT
SCENARIO A
(BASED ON PROPOSED USES)



SUMMER AVE.

MIXED-USE
(COMMERCIAL
AND LOFTS)

MIXED-USE
(COMMERCIAL
AND LOFTS)

LOFTS

RETENTION

RETENTION

COMMERCIAL

COMMERCIAL

STAGE ROAD

POTENTIAL DEVELOPMENT
SCENARIO B
(BASED ON PROPOSED USES)



SUMMER AVE.

MIXED-USE
(COMMERCIAL
AND LOFTS)

MIXED-USE
(COMMERCIAL
AND LOFTS)

COMMERCIAL

LOFTS

LOFTS

LOFTS

LOFTS

RETENTION

RETENTION

STAGE ROAD

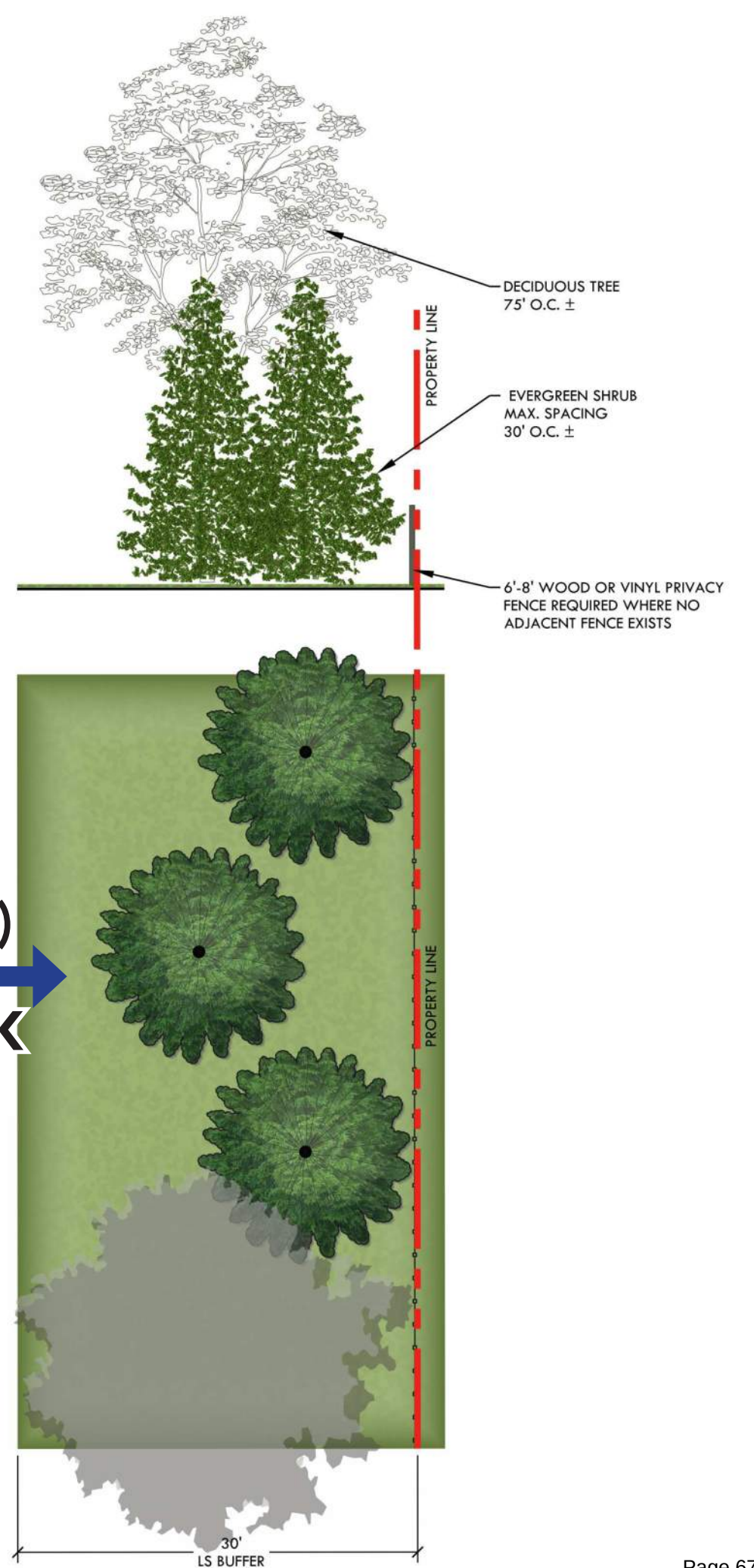
EASTERN BOUNDARY (COMMERCIAL ADJACENT TO RESIDENTIAL)



**30' PROPOSED BUFFER
(20' IS CITY STANDARD)**

**100' BUILDING SETBACK
(COMMERCIAL/FLATS)**

**50' BUILDING SETBACK
(TOWNHOMES)**



CITY OVERSIGHT THROUGHOUT IMPLEMENTATION:

- FINAL SITE AND LANDSCAPE PLANS FOR EACH PHASE SHALL BE REVIEWED BY THE CITY TO ENSURE THAT ALL PROPOSED IMPROVEMENTS WILL ADHERE TO THIS OUTLINE PLAN AND CITY ORDINANCES AS REQUIRED.

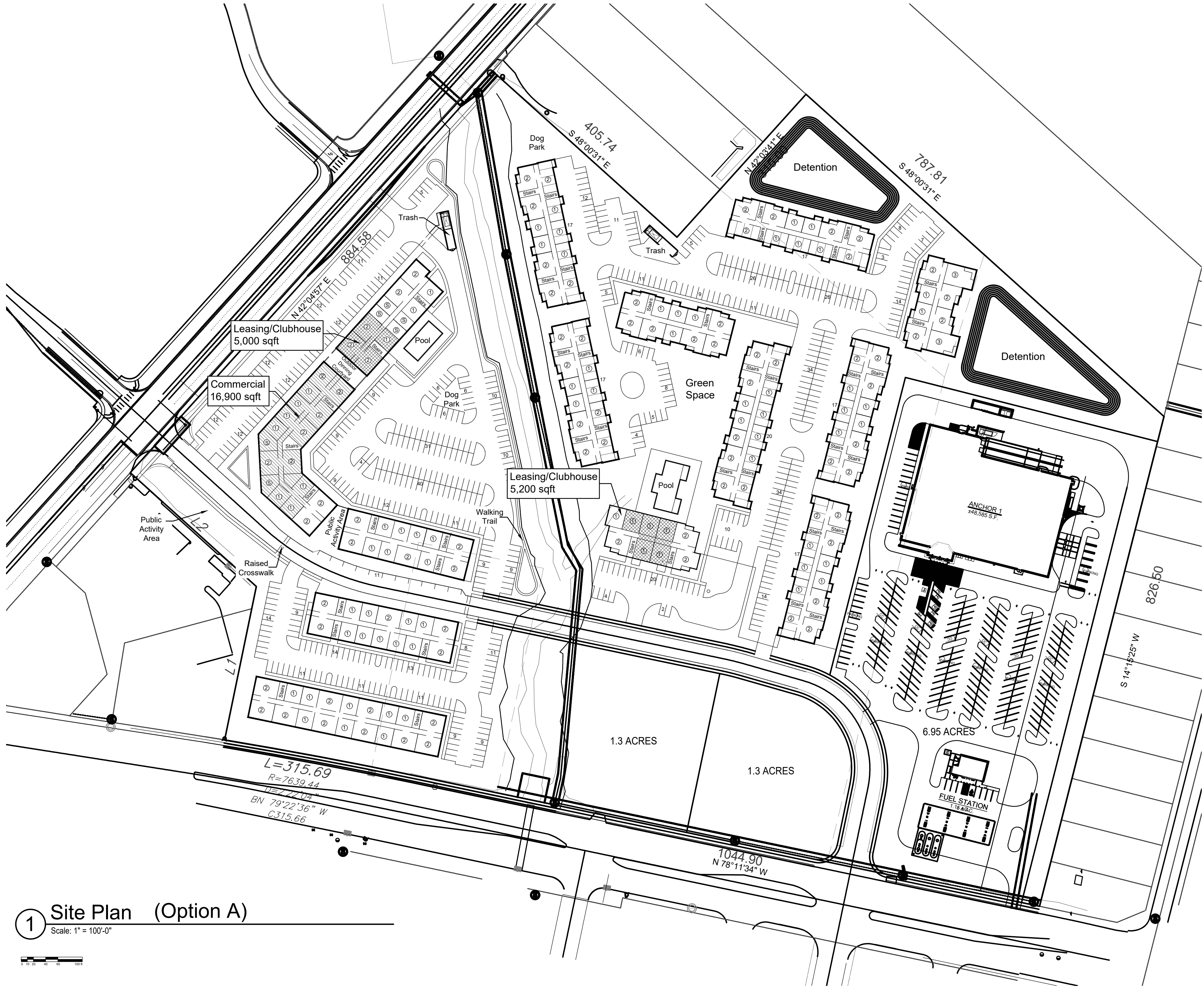
ATTENTION TO GREEN SPACES:

- COMMON OPEN SPACE AREAS INCLUDE A MINIMUM OF 20% OF THE TOTAL SITE AREA
- COMMON OPEN SPACES MAY HAVE AMENITIES SUCH AS HARDSCAPE PLAZAS, POOL AREAS, SHADE STRUCTURES, WALKING TRAILS, OPEN LAWN AREAS, SHADE TREES, SEATING AREAS, ETC.



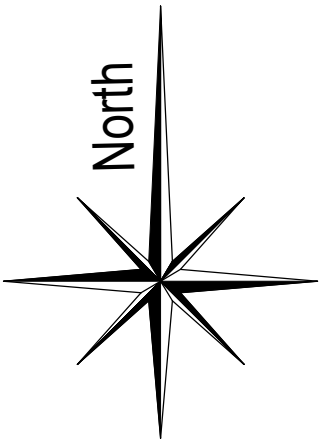
NORTHERN BOUNDARY





Mixed-Use Site Data:		3-Stories	
Number of bedrooms per unit	Shown number of units		
Studios	16	8%	
1 Bedroom	94	47%	
2 Bedrooms	91	45%	
Total Units	201	100%	
Commercial Parking Required 16,900 sqft / 200		85	
Leasing/Clubhouse Office Parking Required 5,000 sqft / 200		25	
Lofts Parking Required 165 or more dwelling units, 1.32 spaces per dwelling unit.		266	
Total Parking Required		376	
Total Commercial Parking Provided		85	
Total Leasing/Clubhouse Parking Provided		25	
Total Lofts Parking Provided		301	
Total Parking Provided		411	
Parking Ratio 301/201 = 1.5 spaces per unit. This ratio does not include parking for Leasing/Clubhouse/Commercial			

Lofts Site Data:		3-Stories	
Number of bedrooms per unit	Shown number of units		
1 Bedroom	108	43%	
2 Bedrooms	135	54%	
3 Bedrooms	6	3%	
Total Units	249	100%	
Leasing/Clubhouse Office Parking Required 5,200 sqft / 200		26	
Lofts Parking Required 165 or more dwelling units, 1.32 spaces per dwelling unit.		331	
Total Parking Required		357	
Total Leasing/Clubhouse Parking Provided		26	
Total Lofts Parking Provided		368	
Total Parking Provided		394	
Parking Ratio 368/249 = 1.5 spaces per unit. This ratio does not include parking for Leasing/Clubhouse/Commercial			



1 Site Plan (Option A)
Scale: 1" = 100'-0"



Petition to Oppose Proposed Development

To: City of Bartlett Planning Commission / Bartlett City Council / Mayor's Office

From: Concerned Parents, Guardians and residents of the City of Bartlett

Date: June 2, 2025

We, the undersigned parents, guardians, and residents of the City of Bartlett, respectfully submit this petition in **strong opposition** to the proposed apartment development, with a proposed location at the northeast quadrant of Highway 64 and Highway 70 (the "Proposed Development"), which would directly overlook the outdoor playground of Little Bears Preschool (the "Daycare"), located at 6975 US Highway 70, Bartlett, TN 38133.

Reasons for Opposition:

1. **Children's Safety and Privacy:** The Proposed Development poses a serious threat to the privacy and safety of young children who attend the Daycare. Elevated residential units with direct line-of-sight into a children's playground create opportunities for inappropriate surveillance, harassment, and a general sense of insecurity among staff, parents, and children.
2. **Negative Impact on Child Development and Well-being:** The Daycare's outdoor space is essential for the healthy growth and development of its students. The presence of nearby apartment windows creates an environment of constant observation, which can discourage outdoor play and cause anxiety for both children and caregivers.
3. **Violation of Reasonable Expectations of Privacy:** Parents choose this Daycare with the understanding that their children will be in a secure and private environment. The Proposed Development undermines that assurance and erodes community trust.
4. **Reduced Daycare Enrollment and Community Impact:** As a direct result of this development, parents may withdraw their children from the Daycare or choose alternative care options, which could threaten the Daycare's ability to remain operational and negatively impact the local economy and working families.
5. **Alternative Development Options Exist:** We recognize the need for housing, but believe this site is inappropriate for high-density residential development. We urge the City to explore alternate locations or design modifications that preserve the privacy of the Daycare and its students.

We Request That:

- The City deny approval for the current development proposal in its present form.
- A thorough impact assessment be conducted regarding the effects on the Daycare and its families.
- The City engage in transparent consultation with daycare staff, parents, and local residents to identify mutually acceptable alternatives.

By signing below, we express our firm opposition to the proposed development and urge city officials to act in the best interest of our community's youngest and most vulnerable members.

	Name	Address	Email	Signature
1	Alberta E. Henry Anderson	3362 Altruia Rd. Bartlett Pa		Alberta E. Anderson
2	Luccinda Blair	5302 Long Pine Dr		Luccinda Blair
3	Maib Phillips	6189 Christina Wood Dr.		Maib Phillips
4	Richard Hill	3877 Robin Hill		Richard Hill
5	Amieel Deans	3940 Robin Hill Rd.		Amieel Deans
6	Lisa Lindenfelter	10385 Hawk's Call Ln		Lisa Lindenfelter
7	Jamari Hillman	4671 Lindanwood Ln		Jamari Hillman
8	John Walton	7917 Vera Louise	mr.goodhurt@aol.com	John Walton
9	Dylan Smith	3516 Evening Light Dr		Dylan Smith
10	Larry Rouke	6249 Lake View Dr		Larry Rouke
11	Murray Harris	3915 Clover Hill		Murray Harris
12				
13				

By signing below, we express our firm opposition to the proposed development and urge city officials to act in the best interest of our community's youngest and most vulnerable members.

	Name	Address	Email	Signature
1	Nicole Sharpe	7249 Shady Oaks Dr Bartlett TN 38133	nicolepel.rdn@gmail.com	Nu Sm
2	Sarah Coletta	6992 Diamond Place Bartlett TN 38134	sarahandgrant@yahoo.com	Sarah Coletta
3	Kristen Hayes	5512 North St Bartlett TN 38134	knhayes3@yahoo.com	Kristen Hayes
4	Berenise Mejia	2110 Country Green Rd Bartlett TN 38133	berenisemejia01@gmail.com	Berenise Mejia
5	Danielle Stroyer	4485 Society Road Bartlett TN 38133	stroyer.danielle@gmail.com	Danielle Stroyer
6	Matthew Sharpe	7249 Shady Oaks Dr. Bartlett TN 38133	sharpe.matt1992@gmail.com	Matthew Sharpe
7	Justin Headley	3579 Blueplate Cv. Bartlett, TN 38133	jshawkz22@yahoo.com	Justin Headley
8				
9				
10				
11				
12				
13				

By signing below, we express our firm opposition to the proposed development and urge city officials to act in the best interest of our community's youngest and most vulnerable members.

	Name	Address	Email	Signature
1	Jean Walker	3527 Glen Trace CV	denejan@comcast.net	Jean Walker
2	Don Walker	3527 Glen Trace CV	denejan@comcast.net	Don Walker
3	Samantha Cole	9120 Oakvale Dr	sam@esdragons85@yahoo.com	Samantha Cole
4	Jennifer Heaney	3164 Hill Lake Dr		Jennifer Heaney
5	Timothy Tison	3164 Hill Lake Dr		Timothy Tison
6	Lillian Hornum	3164 Hill Lake Dr		Lillian Hornum
7	Will Kellogg	8177 West St.		Will Kellogg
8	Sarah Kellogg	8177 West St.		Sarah Kellogg
9	Thomas May	6670 Wilcox Blvd		Thomas May
10	D. Smith	7646 Olivia Hill		D. Smith
11	Jeanie Smith	7546 Olivia Hill		Jeanie Smith
12	Maria Walker	4918 Valley Birch Dr	mariajagoe@hotmail.com	Maria Walker
13	Lee Walker	4918 Valley Birch Dr	lw@walkerjensen.com	Lee Walker

14	Isabella Walker	4916 Valley Birch Dr	isabella.walker037@gmail.com	Isabella Walker
15	Janea Burgess	8778 Carriage Creek Rd	walker-creech@hotmail.com	Janea Burgess
16	David Burgess	8778 Carriage Creek Rd	walker-creech@hotmail.com	David Burgess
17	Amy Rhodes	6109 Kevin Drive	iloveasia3712@gmail.com	Amy Rhodes
18	Carol Jones	5244 Martin Ln	cjones0@gmail	Carol Jones
19	Yvonne Funderburk	6221 Fox Bough Ln		Yvonne Funderburk
20	Ella Rains	9171 Hillman Way Dr	erains05@gmail.com	Ella Rains
21	Rhonda Stevens	3499 Oak Rd	stevens31843041.com	Rhonda Stevens
22	Mark Stevens	3499 Oak Rd	"	Mark Stevens
23	Steve Collier	5040 Farmland Way	srrcolleat.net	Steve Collier
24	Terry Dunn	6682 Willow Brook	utolsdunn@gmail.com	Terry Dunn
25	Linda Lesley	6317 Hedgewood Ln	linda.lesley44@gmail.com	Linda Lesley
26	Chad Pitcock	3109 Cherry Breeze Dr.	riverandholmesfan@yahoo.com	Chad Pitcock
27	Donna Wiener	8025 Windersville Dr.	donnawienner@live.com	Donna Wiener
28	Donna Burkholder TERESA BURKHOLDER	5637 Autumn Steps Bucklett, TN 38134	Tgerlach.1923@gmail.com	Donna Burkholder

29	Angela Kristine Graves	193 Squires Grove Drive West Atoka, TN 38004	angelagraves@gmail.com	Anger
30	Alexus Headley	3577 Blueslope Cove Bartlett, TN 38133	alexusheadley19@gmail.com	AKH Headley
31	Miriam Owoola	7707 Romero Drive Arlington, TN 38002	miriamowoola@gmail.com	Miriam
32	Patricia Bishop	7919 Terry Franklin Bartlett, TN	pgb1919@yahoo.com	Patricia Bishop
33	Lorene Hamill	8260 Bon Lin Dr Bartlett		Lorene Hamill
34	Kathryn Hughes	3127 Court St Bartlett, TN 38134	Kat_hue@bellsouth.net	Kathryn J. Hughes
35	Richard Martin	3335 Venable Dr Bartlett, TN 38134	KYDRF@ATT.net	Richard Martin
36	Perry Hughes	3127 Court St Bartlett, TN		Perry Hughes
37	Wanda Martin	3335 Venable Dr 38134	rwmartin@bellsouth.net	Wanda Martin
38	R. MARK HEATH	6253 Ledgebrook 38135	memphischieft@att.net	R. Mark Heath
39	DAVE Jereb	5964 AUSTIN CV Bartlett		Dave Jereb
40				
41				
42				
43				

Name	City	State	Postal Cod	Country	Signed On
Cindy Cromwell	Arlington	TN	38002	United States	5/23/2025
Leah Webb	Nashville	TN	37217	United States	5/23/2025
Pat Isom	Memphis	TN	38133	United States	5/23/2025
Alexandria Williams	Memphis	TN	38128	United States	5/23/2025
Jamie Shaw	Bartlett	TN	38002	United States	5/23/2025
Larry Wheeler	Memphis	TN	38115	United States	5/23/2025
Gennifer Pate	Memphis	TN	38135	United States	5/23/2025
Josh Webb	Bartlett	TN	38135	United States	5/23/2025
DOLORES WALKER	Memphis	TN	38135	United States	5/23/2025
Cristin Vo	Memphis	TN	38112	United States	5/23/2025
Kayla Potts	Memphis	TN	38135	United States	5/23/2025
Hailey DuBoise	Memphis	TN	38128	United States	5/23/2025
Ashley Lee	Cordova	TN	38018	United States	5/23/2025
William Parks	Memphis	TN	38133	United States	5/23/2025
Martha Lott	Memphis	TN	38135	United States	5/23/2025
Cassie Namowicz	Atlanta	GA	30324	United States	5/23/2025
Nicole Sharpe	Bartlett	TN	38133	United States	5/23/2025
Hana Alsibahy	Bartlett	TN	38134	United States	5/23/2025
Michalla Venegas	Bartlett	TN	38135	United States	5/23/2025
Hope Peters	Bartlett	TN	38133	United States	5/23/2025
Kalynn Houston	Arlington	TN	38002	United States	5/23/2025
Leigh coons	Memphis	TN	38119	United States	5/23/2025
Kendal Dunaway	Oakland	TN	38060	United States	5/23/2025
Ashley Barth Barth	Cordova	TN	38016	United States	5/23/2025
Marilyn Rodgers	Cordova	TN	38018	United States	5/23/2025
Courtnie Millington	Bartlett	TN	38135	United States	5/23/2025
Alex McAfee	Memphis	TN	38133	United States	5/23/2025
Tara Samples	Bartlett	TN	381133	United States	5/23/2025
Victoria Curtis	Memphis	TN	38118	United States	5/23/2025
Alita Solomon	Bartlett	TN	38134	United States	5/23/2025
Emma Samples	Memphis	TN	38133	United States	5/23/2025
Lance Armor		HI		United States	5/23/2025

Holly Payne	Memphis	TN	38111	United States	5/23/2025
Lynn Strickland	Memphis	TN	38135	United States	5/23/2025
Christopher Namowicz	Bartlett	TN	38134	United States	5/23/2025
Debbie Dunaway	Oakfield	TN	38362	United States	5/23/2025
Mark Dalrymple	Memphis	TN	38122	United States	5/23/2025
Jennifer Tucker	Bartlett	TN	38134	United States	5/23/2025
Regina Dalrymple	Bartlett	TN	38133	United States	5/23/2025
Katie Maxey	Collierville	TN	38017	United States	5/23/2025
Amanda Salley	Collierville	TN	38017	United States	5/23/2025
Emily Ferrand	Memphis	TN	38133	United States	5/23/2025
Chessie Hayes	Memphis	TN	38125	United States	5/24/2025
Lauren walker	Arlington	TN	38002	United States	5/24/2025
Ashley Hutchison	Memphis	TN	38118	United States	5/24/2025
Nick Hendren	Bartlett	TN	38133	United States	5/24/2025
Megan Dunaway	Jackson	TN	38301	United States	5/24/2025
Kevin Samples	Bartlett	TN	38133	United States	5/24/2025
Avrey Stevens	Memphis	TN	38135	United States	5/24/2025
Piyush Bhakta	Memphis	TN	38118	United States	5/24/2025
Alexis Farrar	Memphis	TN	38135	United States	5/24/2025
Demi Jacques	Bartlett	TN	38133	United States	5/24/2025
Devan Latta	Memphis	TN	38133	United States	5/24/2025
Matt Pair	Byhalia	MS	38611	United States	5/24/2025
Patricia Thompson	Memphis	TN	38135	United States	5/24/2025
June Tucker	Memphis	TN	38115	United States	5/24/2025
Nicole Madera	Memphis	TN	38133	United States	5/24/2025
Alison Crookshanks	Bartlett	TN	38135-6191	United States	5/24/2025
Amy Perritt	Collierville	TN	38017	United States	5/24/2025
Kimberly Adams	Normal	IL	61761	United States	5/24/2025
Rene Tinsley	Memphis	TN	38135	United States	5/24/2025
Kayleigh Stanphill	Collierville	TN	38017	United States	5/24/2025
Erika Scoggins	Oakland	TN	38060	United States	5/24/2025
Kristi Evans	Bartlett	TN	38134	United States	5/24/2025
Wes Cash	Memphis	TN	38111	United States	5/24/2025

Amanda O'Dell	Bartlett	TN	38002	United States	5/24/2025
Sarah Carter	Memphis	TN	38016	United States	5/24/2025
Rachael Brower	Memphis	TN	38135	United States	5/24/2025
Alex Murphy	Bartlett	TN	38135	United States	5/24/2025
Angela Jennings	Somerville	TN	38068	United States	5/24/2025
Matthew Sharpe	Memphis	TN	38133	United States	5/24/2025
Jamie Mix	Cordova	TN	38016	United States	5/24/2025
Kristen Hayes	Bartlett	TN	38134	United States	5/24/2025
Tristin Yarbrough	Memphis	TN	38133	United States	5/24/2025
Jordan Romaine	Southaven	MS	38671	United States	5/24/2025
Bridget Kenton	Memphis	TN	38133	United States	5/24/2025
Piper Pittman	Arlington	TN	38002	United States	5/24/2025
Lindsey Lambert	Collierville	TN	38017	United States	5/24/2025
Mary Namowicz	Chicago	IL	60602	United States	5/24/2025
Amy Jolly	Hernando	MS	38632	United States	5/24/2025
Lauren Allen	Memphis	TN	38134	United States	5/24/2025
Ronda Jacques	Cordova	TN	38016	United States	5/24/2025
Susana Muñoz	Madrid		28019	Spain	5/24/2025
Tyler B	KC Metro	MO		United States	5/24/2025
Daniel Mott	Cordova	TN	38018	United States	5/24/2025
Mo Smith	Montgomery	AL	36116	United States	5/24/2025
Tyler Dunaway	Paris	TN	38242	United States	5/24/2025
Pascal Grosset	Memphis	TN	38134	United States	5/24/2025
Kelsey Pope	Memphis	TN	38128	United States	5/24/2025
Roger Collins	Cordova	TN	38016	United States	5/24/2025
Casey Porter	Memphis	TN	38134	United States	5/24/2025
Caitlin White	Memphis	TN	38122	United States	5/24/2025
Carolyn Theobald	Bartlett	TN	38134	United States	5/24/2025
Rachel Boyles	Arlington	TN	38002	United States	5/24/2025
Erika Meier	Cordova	TN	38016	United States	5/24/2025
Nealy Scott	Lexington	KY	40502	United States	5/24/2025
Regan Trujillo	Memphis	TN	38134	United States	5/24/2025
carter hatcher	Bartlett	TN	38135	United States	5/24/2025

Shavon Carter	Memphis	TN	38106	United States	5/24/2025
Shirley J Morman	Memphis	TN	38104	United States	5/24/2025
Monica Adams	Memphis	TN	38134	United States	5/24/2025
Justin James	Bartlett	TN	38135	United States	5/24/2025
Donald Ross	Bartlett	TN	38133	United States	5/24/2025
Emily Singer	Antioch	TN	37013	United States	5/24/2025
Christine Keri	Memphis	TN	38135	United States	5/24/2025
Christina Kopera	Lugoff	SC	29078	United States	5/24/2025
Michelle Russell	Nashville	TN	37217	United States	5/24/2025
Patricia Patrick	Nashville	TN	37204	United States	5/24/2025
Kelli Allen	Memphis	TN	38118	United States	5/24/2025
Kay Harber	Memphis	TN	38134	United States	5/24/2025
Rachel Melanson	Bartlett	TN	38133	United States	5/24/2025
Megan James	Memphis	TN	38135	United States	5/24/2025
Jenna McCommon	Memphis	TN	38125	United States	5/24/2025
tracy Culley	Nashville	TN	37217	United States	5/24/2025
Marianna Griffin	Memphis	TN	38133	United States	5/24/2025
Gladys Aldridge	Collierville	TN	38017	United States	5/24/2025
Katherine Sanchez	Jackson	TN	38305	United States	5/24/2025
Hope Henderson	Memphis	TN	38002	United States	5/24/2025
Nathan Harris	Memphis	TN	38115	United States	5/24/2025
Lanie Boyd	Memphis	TN	38135	United States	5/24/2025
Joan Crigger	Bowie	MD	20720	United States	5/24/2025
Joseph Alsobrook	Memphis	TN	38117	United States	5/24/2025
Anna Webster	Memphis	TN	38122	United States	5/24/2025
Tanya Perez	Memphis	TN	38133	United States	5/24/2025
Kristy Corzine	Bartlett	TN	38134	United States	5/24/2025
Terri Himelrick	Bartlett	TN	38135	United States	5/24/2025
Katlin Bramlett	Cordova	TN	38133	United States	5/24/2025
Rosemarie Mccort	Memphis	TN	38135	United States	5/25/2025
Rachel Scarlett	Memphis	TN	38118	United States	5/25/2025
Lisa Snipes	Arlington	TN	38002	United States	5/25/2025
Nicki Slayton	Memphis	TN	38002	United States	5/25/2025

Rebecca Black	Memphis	TN	38115 United States	5/25/2025
Karen Islas	Benito Juarez		3500 Mexico	5/25/2025
Soraya Tedford	Memphis	TN	38115 United States	5/25/2025
Diane Adkerson	Memphis	TN	38115 United States	5/25/2025
Keli Loveland	Bartlett	TN	38135 United States	5/25/2025
Brandon Hill	Bozeman	MT	59715 United States	5/25/2025
Christy Stricklin	Bartlett	TN	38135 United States	5/25/2025
Guadalupe Montiel	Bartlett	TN	38134 United States	5/25/2025
Karren McIntire	Bartlett	TN	38135 United States	5/25/2025
Kim Graves	Bartlett	TN	381133 United States	5/25/2025
Alyssa Davis	St Louis	MO	63143 United States	5/25/2025
David Mabe	Bartlett	TN	38133 United States	5/25/2025
Colin Mann	Arlington	TN	38002 United States	5/25/2025
Rebecca Johnson	Memphis	TN	38133 United States	5/25/2025
Joan W Freeman	Memphis	TN	38135 United States	5/25/2025
Niyoka Meacham	Nashville	TN	37204 United States	5/25/2025
Kelsey Kiernozek	Walls	MS	38680 United States	5/25/2025
Rachel Walton	Bartlett	TN	38002 United States	5/25/2025
Brittany Buyer	Bartlett	TN	37133 United States	5/25/2025
Jenilee Mann	Memphis	TN	38128 United States	5/25/2025
Colleen Caughron	Arlington	TN	38002 United States	5/25/2025
Kayla Barton	Bartlett	TN	38135 United States	5/25/2025
Jennifer trippett	Memphis	TN	38115 United States	5/25/2025
Sandy Kilgore	Memphis	TN	38115 United States	5/25/2025
Michael Mabe	Chattanooga	TN	37401 United States	5/25/2025
Ronald Grassette	Bartlett	TN	38022 United States	5/25/2025
Anthony McManus	Memphis	TN	38122 United States	5/25/2025
Elyse Moore	Memphis	TN	38135 United States	5/25/2025
Nicole Blaylock	Bartlett	TN	38134 United States	5/25/2025
Sara Guasco	Memphis	TN	38135 United States	5/25/2025
Melanie Busch	Memphis	TN	38125 United States	5/25/2025
Mandy Moore	Memphis	TN	38135 United States	5/25/2025
Nevi Gokturk	Memphis	TN	38118 United States	5/25/2025

Allison Williams	Memphis	TN	38101	United States	5/25/2025
Courtney Carr	Bartlett	TN	38133	United States	5/25/2025
Heba Rasul	Cordova	TN	38018	United States	5/25/2025
Glenda Krug	Bartlett	TN	38133	United States	5/25/2025
Jan hockaday	bartlett	TN	38135	United States	5/25/2025
Debra James	Memphis	TN	38125	United States	5/25/2025
Karen Conlon	Foley	AL	36535	United States	5/25/2025
Brenda Hutchens	Olive Branch	MS	38654	United States	5/25/2025
Phillip Logan	Memphis	TN	38134	United States	5/25/2025
Ashley Wilkins	Collierville	TN	38017	United States	5/25/2025
Laynie Pylant	Knoxville	TN	37920	United States	5/25/2025
Chris Bryan	Memphis	TN	38134	United States	5/25/2025
Novette Lewis	Nashville	TN	37217	United States	5/25/2025
Cathy Schumacher	Collierville	TN	38017	United States	5/25/2025
Melony Duggin	Bartlett	TN	38002	United States	5/25/2025
Becky LaRochele	Bartlett	TN	38002	United States	5/25/2025
Ronnie Rawdon	Memphis	TN	38135	United States	5/25/2025
Gloria Pearson	Lancaster	PA	17601	United States	5/25/2025
Beth Collins	Bartlett	TN	38134	United States	5/25/2025
Brandy Maya	Knoxville	TN	37995	United States	5/26/2025
Johnny CRAWLEY	Gretna	LA	70056	United States	5/26/2025
Luis Plascencia	Cordova	TN	38016	United States	5/26/2025
Valeria Balderas	Arlington	TN	38002	United States	5/26/2025
Brandi Tapley	Memphis	TN	38128	United States	5/26/2025
Margaret caldwell Mrs	Memphis	TN	38135	United States	5/26/2025
Brenda Cartwright	Arlington	TN	38002	United States	5/26/2025
Rick Haumesser	Murfreesboro	TN	37130	United States	5/26/2025
Lauren Williams	Bartlett	TN	38134	United States	5/26/2025
William McCormack	BARTLETT	TN	38134	United States	5/26/2025
Cynthia Whitworth	Memphis	TN	38133	United States	5/26/2025
Marlon West	Memphis	TN	38133	United States	5/26/2025
Amie Harper	Memphis	TN	38135	United States	5/26/2025
Stella Marise	Bartlett	TN	38134	United States	5/26/2025

Sara Thompson	Memphis	TN	38133	United States	5/26/2025
Grace Henderson	Arlington	TN	38002	United States	5/26/2025
Shirley Nails	Bartlett	TN	38133	United States	5/26/2025
Anita Henderson	Memphis	TN	38135	United States	5/26/2025
Kaiden D		GA	31069	United States	5/26/2025
Richard Warren	Memphis	TN	38133	United States	5/26/2025
Cynthia McGehee	Knoxville	TN	37920	United States	5/26/2025
Akong Ndingwan	Memphis	TN	38115	United States	5/26/2025
Teresa Poston	Bartlett	TN	38134	United States	5/26/2025
Elizabeth Hunt	Memphis	TN	38118	United States	5/26/2025
Rob Dyer	Bartlett	TN	38134	United States	5/26/2025
Randall Baldock	Bartlett	TN	38135	United States	5/26/2025
Jo Tinker	Jackson	TN	38305	United States	5/26/2025
Tiffany Kang	Memphis	TN	38135	United States	5/26/2025
Debra Ross	Collerville	TN	38017	United States	5/26/2025
Kesha Covington	Memphis	TN	38128	United States	5/26/2025
Alicia Santos	Bartlett	TN	38135	United States	5/26/2025
Carolyn Lee	Memphis	TN	38101	United States	5/26/2025
Pat Joyner	Memphis	TN	38135	United States	5/26/2025
Kadie Lancaster	Millington	TN	38053	United States	5/26/2025
Olivia Roman	Memphis	TN	38117	United States	5/27/2025
Julie Pittman	Lakeland	TN	38002	United States	5/27/2025
Autumn Hearn	Antioch	TN	37013	United States	5/27/2025
Robert Prestridge	West Memphis	AR	72301	United States	5/27/2025
Michelle Short	Bartlett	TN	38135	United States	5/27/2025
Keith Matthews	Marion	AR	72364	United States	5/27/2025
Lori Fili	Memphis	TN	38118	United States	5/27/2025
Meiissa Mclellan	Memphis	TN	38135	United States	5/27/2025
Hannah Monahan	Memphis	TN	38118	United States	5/27/2025
Melita Pitts	Memphis	TN	38128	United States	5/27/2025
Kelly Spendlove	Memphis	TN	38133	United States	5/27/2025
Julia Mathis	Bartlett	TN	38002	United States	5/27/2025
Tuck Williams	Nashville	TN	38058	United States	5/27/2025

Kelli Bradshaw	Chicago	IL	60602 United States	5/27/2025
Donna Stephenson	Memphis	TN	38133 United States	5/27/2025
Gregory Presley	Bartlett	TN	38133 United States	5/27/2025
Jamie Robinson	Memphis	TN	38135 United States	5/27/2025
Tammy Keller	Millington	TN	38053 United States	5/27/2025
Amanda Kutz	Olive Branch	MS	38654 United States	5/27/2025
Tina Johnson	Memphis	TN	38134 United States	5/27/2025
Brittany Dinwiddie	Arlington	TN	38002 United States	5/27/2025
Angela Kutz	Memphis	TN	38128 United States	5/27/2025
Brian Burrage	Bartlett	TN	38135 United States	5/27/2025
Lisa Madison	Memphis	TN	38134 United States	5/27/2025
William Keys	Cordova	TN	38018 United States	5/27/2025
Ariel Wheeler	Bartlett	TN	38135 United States	5/27/2025
lisa barbieri	Memphis	TN	38135 United States	5/27/2025
Dalla Burton	Bartlett	TN	38133 United States	5/27/2025
Kristin McKendry	Memphis	TN	38125 United States	5/27/2025
Henry Wilkerson	Memphis	TN	38135 United States	5/27/2025
Vicki Nix	Bartlett	TN	38133 United States	5/27/2025
Morgan Merriman	Nashville	TN	37204 United States	5/27/2025
Reagan Runyon	Memphis	TN	38133 United States	5/27/2025
Lauren Gable	Bartlett	TN	38134 United States	5/27/2025
Leslie Randolph	Virginia Beach	VA	23464 United States	5/27/2025
Mandie Scott	Cottonwood	AL	36320 United States	5/27/2025
Laniece Christopher	Memphis	TN	38116 United States	5/27/2025
Chris Deje	Memphis	TN	38135 United States	5/27/2025
Ledger Sprague	Clarksville	TN	37043 United States	5/27/2025
James Burnett	Olive Branch	MS	38654 United States	5/27/2025
Joshua Webb	Memphis	TN	38135 United States	5/27/2025
Joel Crupie	Memphis	TN	38120 United States	5/27/2025
Selena Ghazali Ballard	Memphis	TN	38134 United States	5/27/2025
Jonna Martin	Cordova	TN	38018 United States	5/27/2025
James McDaniel	Cordova	TN	38016 United States	5/27/2025
Josh Kendall	Memphis	TN	38135 United States	5/27/2025

Jenna Rousseau	Bartlett	TN	38002 United States	5/27/2025
Tammy Hill	Bartlett	TN	38134 United States	5/27/2025
Susan Wakham	Memphis	TN	38134 United States	5/28/2025
Darione Merritt	Memphis	TN	38018 United States	5/28/2025
Lella Morrow	Arlington	TN	38002 United States	5/28/2025
Kristin Diehl	Bartlett	TN	38134 United States	5/28/2025
Christian Bell	Horn Lake	MS	38637 United States	5/28/2025
Collin Kutz	Bartlett	TN	38002 United States	5/28/2025
John Tzefakes	Warner Robins	GA	31088 United States	5/28/2025
Rachel Ciaramitaro	Cordova	TN	38018 United States	5/28/2025
Florence Brown	Cordova	TN	38018 United States	5/28/2025
Richard Best	Moncks Corner	SC	29461 United States	5/28/2025
Desta Owens	Memphis	TN	38133 United States	5/28/2025
Rosemary Gaynier	Bartlett	TN	38135 United States	5/28/2025
Mark Wakham	Memphis	TN	38104 United States	5/28/2025
Rachel Williams	Memphis	TN	38115 United States	5/28/2025
Joseph adkerson	Bartlett	TN	38002 United States	5/28/2025
Robyn Meredith	Memphis	TN	38116 United States	5/28/2025
Charlotte Gooch	Bartlett	TN	38134 United States	5/28/2025
June Morgan	Germentown	TN	38138 United States	5/28/2025
Sharon Maclin	Bartlett	TN	38002 United States	5/28/2025
Tyler Jackson	Ola	AR	72853 United States	5/28/2025
Hilary Lowrance	Memphis	TN	38133 United States	5/28/2025
Anton Velez	Memphis	TN	38116 United States	5/28/2025
David Motta	Bartlett	TN	38135 United States	5/28/2025
Lynn Veksler	Germentown	TN	38138 United States	5/28/2025
Ariel Reynoso	Bartlett	TN	38135 United States	5/28/2025
Jack Griffith	Bartlett	TN	38134 United States	5/29/2025
William Dalrymple	Arlington	TN	38002 United States	5/29/2025
Austin ODell	Memphis	TN	38134 United States	5/29/2025
Ashley Oquendo	Memphis	TN	38118 United States	5/29/2025
Bradford Carlisle	MSarah	MS	38665 United States	5/29/2025
Jacquelyn Stewart	Bartlett	TN	38135 United States	5/29/2025

James Janssen	Collierville	TN	38017	United States	5/29/2025
Angie Janssen	Memphis	TN	38117	United States	5/29/2025
Deborah Milton	Memphis	TN	38134	United States	5/29/2025
Liv Walt	Mason	TN	38049	United States	5/29/2025
P.V. Short	Bartlett	TN	38135	United States	5/29/2025
Kellen Lancer	Memphis	TN	38119	United States	5/29/2025
Anne Reeman	Cordova	TN	38018	United States	5/29/2025
Jann Mayes	Memphis	TN	38103	United States	5/29/2025
Rebekah Raines	Memphis	TN	38133	United States	5/29/2025
Michael Molder	Memphis	TN	38133	United States	5/29/2025
Betty Thorne	Bartlett	TN	38134	United States	5/29/2025
Judy Payne	Arlington	TN	38002	United States	5/29/2025
Penny Bichi	Memphis	TN	38135	United States	5/29/2025
Victoria Buzzanga	Clarksville	TN	37042	United States	5/29/2025
Mike Shuck	Millington	TN	63456	United States	5/29/2025
Marie Goldman	Bartlett	TN	38002	United States	5/29/2025
Autumn Allen	Bartlett	TN	38135	United States	5/29/2025
Louis Graves	Bartlett	TN	38135	United States	5/29/2025
Ashley Heath	Bartlett	TN	38135	United States	5/29/2025
Linda Lucatelli-Lewis	Bartlett	TN	38135	United States	5/29/2025
Jack Lewis	Bartlett	TN	38135	United States	5/29/2025
Bryan Obi	Carrollton	TX	75007	United States	5/29/2025
Shelley Hanrahan	Bartlett	TN	38002	United States	5/29/2025
Mary Cook	Memphis	TN	38133	United States	5/29/2025
Brenda Boston	Memphis	TN	38133	United States	5/29/2025
Patricia Wiegosz	Arlington	TN	38002	United States	5/29/2025
Robert Austin	Memphis	TN	38127	United States	5/29/2025
Bennett Borboa	Fresno	CA	95823	United States	5/30/2025
Charlotte Potter	Memphis	TN	38134	United States	5/30/2025
Jasmine Smith	Rossville	TN	38066	United States	5/30/2025
Robyn Stone	Cordova	TN	38018	United States	5/30/2025
Dillon Hoffman	Memphis	TN	38135	United States	5/30/2025
Kim Webb	Bartlett	TN	38135	United States	5/30/2025

Sharon Krug	Hendersonville	TN	37075 United States	5/30/2025
Savannah Caldera	Memphis	TN	38135 United States	5/30/2025
SANDRA COLE	Bossier City	LA	71111 United States	5/30/2025
Kimberly Feldmayer	Bartlett	TN	38002 United States	5/30/2025
Madison Hammonds	Memphis	TN	38118 United States	5/30/2025
Benita McNeer	Memphis	TN	38118 United States	5/30/2025
Susan Guess	Bartlett	TN	38134 United States	5/30/2025
Elisabeth Wiley Lisco	Louisville	KY	40214 United States	5/30/2025
Audra Williams	Millington	TN	38053 United States	5/30/2025
Samantha Price	Memphis	TN	38128 United States	5/30/2025
Ashley Daniel	Bartlett	TN	38134 United States	5/30/2025
Diana Cedron	Bartlett	TN	33138 United States	5/30/2025
Sean Michael	Memphis	TN	38135 United States	5/30/2025
Beth Mogridge	Memphis	TN	38135 United States	5/30/2025
Michelle Follis	Memphis	TN	38134 United States	5/30/2025
Linda Screws	Memphis	TN	38135 United States	5/30/2025
Kevin Valtier	Bartlett	TN	38135 United States	5/30/2025
Norma Wright	Murfreesboro	TN	37130 United States	5/30/2025
Whitney Avery	Memphis	TN	38134 United States	5/30/2025
Charles Wright	Bartlett	TN	38135 United States	5/31/2025
Rebecca Spivey	Cordova	TN	38016 United States	5/31/2025
Brendan Mosley	Memphis	TN	38101 United States	5/31/2025
Lisa King	Snellville	GA	30078 United States	5/31/2025
James Waller	BARTLETT	TN	38134 United States	5/31/2025
Hollann Belton	Bartlett	TN	38135 United States	5/31/2025
James Beach	Memphis	TN	38133 United States	5/31/2025
Tina Bevis	Bartlett	TN	38135 United States	5/31/2025
Kayla Scates	Knoxville	TN	37921 United States	5/31/2025
CLYDE SHARPE	Cordova	TN	38018 United States	5/31/2025
Tracey Russell	Collerville	TN	38017 United States	5/31/2025
Kelsey Vazquez	Memphis	TN	38115 United States	5/31/2025
Brandon Robinson	Bartlett	TN	38135 United States	5/31/2025
Mary Bader	Memphis	TN	38133 United States	5/31/2025

William Wilson	Bartlett	TN	38134	United States	5/31/2025
Leslie Lumpkin	Memphis	TN	38133	United States	5/31/2025
Leslie Pitts	Moscow	TN	38057	United States	5/31/2025
Leslie Gillespie	BARTLETT	TN	38134	United States	5/31/2025
Amanda Hawkins	Bartlett	TN	38133	United States	5/31/2025
Holly Sannes	Millington	TN	38053	United States	5/31/2025
Wanda Hawkins	Memphis	TN	38133	United States	5/31/2025
Contessa Vaughn	Bartlett	TN	38135	United States	5/31/2025
Nancy Gomez	Olive Branch	MS	38654	United States	5/31/2025
D R	Munford	TN	38058	United States	5/31/2025
Jessica Smith	Memphis	TN	38133	United States	5/31/2025
Jabina Harris	Gallatin	TN	37066	United States	5/31/2025
Jennifer Ditto	Memphis	TN	38135	United States	5/31/2025
Deborah Atkins	Bartlett	TN	38134	United States	5/31/2025
Andre George II	Arlington	TN	38002	United States	5/31/2025
Troy Price	Decatur	GA	30033	United States	6/1/2025
David Cotton	Memphis	TN	38112	United States	6/1/2025
Richard Jones	Memphis	TN	38128	United States	6/1/2025
Maria Avila	Tucson	AZ	85716	United States	6/1/2025
Sylvia Moore	Bartlett	TN	38135	United States	6/1/2025
Carolina Saenz	Memphis	TN	38135	United States	6/1/2025
Robert Eric Reeves	Bartlett	TN	38133	United States	6/1/2025
Jackie Laster	Bartlett	TN	38002	United States	6/1/2025
Audrey Y Moore	Bartlett	TN	38133	United States	6/1/2025
Elizabeth Hendricks	Bartlett	TN	38133	United States	6/1/2025
Elizabeth Hirschneider	Bartlett	TN	38133	United States	6/1/2025
Carol Osbahr Pike	Cordova	TN	38016	United States	6/1/2025
Glenda Washam	Memphis	TN	38134	United States	6/1/2025
Shawn Clement	Bartlett	TN	38134	United States	6/1/2025
Gregg Throneberry	Bartlett	TN	38135	United States	6/1/2025
Christina Starnes	Bartlett	TN	38133	United States	6/1/2025
Pam Bruckman	Memphis	TN	38128	United States	6/1/2025
Megan Lloyd	Memphis	TN	38106	United States	6/1/2025

Peter Hartz	Arlington	TN	38002	United States	6/1/2025
Jerome hill	germantown	TN	38138	United States	6/1/2025
Chris Chamoun	Bartlett	TN	38135	United States	6/1/2025
Shirley Davis	Trinity	NC	27370	United States	6/1/2025
DELBA Samuels	Bartlett	TN	38135	United States	6/2/2025
Barbara Coleman	Memphis	TN	38128	United States	6/2/2025
Kimberly McQuestion	Memphis	TN	38134	United States	6/2/2025
Kirsten Desiderio	Bartlett	TN	38134	United States	6/2/2025
Janice Tuggle	Memphis	TN	38133	United States	6/2/2025
Breanna Thompson	Hughes	AR	72348	United States	6/2/2025
Hannah Hall	Nashville	TN	37215	United States	6/2/2025

Melissa McAfee

From: Kim Taylor
Sent: Thursday, May 29, 2025 3:02 PM
To: Melissa McAfee
Subject: FW: [External]Concerns about Proposed Union Depot #2

Kimberly Taylor | Director of Planning and Economic Development
6382 Stage Road • Bartlett, TN 38134
office (901) 385-6417 • mobile (901) 734-8003



From: Sturgell . <jimmindy@hotmail.com>
Sent: Wednesday, May 28, 2025 6:19 PM
To: Kim Taylor <ktaylor@cityofbartlett.org>
Subject: [External]Concerns about Proposed Union Depot #2

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.**

Planning Director Kim Taylor,

As residents of Bartlett, we urge you and other city officials to cautiously consider the long-term effects and possibly unforeseen consequences of a second Union Depot development across from the current one.

Building **two high-density housing developments** literally across the street from each other could have a devastating effect on area traffic and accidents, particularly at the already busy intersections of Stage/Highway 64 and Stage/Kirby-Whitten. The coming gridlock will affect the entire city. With this in mind, we have a few questions:

1. Was a traffic study done for the current Union Depot development? How can we access it?
2. Has a new traffic study been done for the proposed development?
3. If not, will it be done before the Board of Mayor and Aldermen vote on granting the permit?

We look forward to hearing from you.

Best Regards,

Jim and Mindy Sturgell
3100 Briarly Lane, Bartlett

Melissa McAfee

From: Kim Taylor
Sent: Monday, June 2, 2025 8:13 AM
To: Melissa McAfee
Subject: FW: [External]Union Station 2nd development

Kimberly Taylor | Director of Planning and Economic Development
6382 Stage Road • Bartlett, TN 38134
office (901) 385-6417 • mobile (901) 734-8003



From: PAM VAUGHN <pamavaughn@comcast.net>
Sent: Sunday, June 1, 2025 7:43 PM
To: Kim Taylor <ktaylor@cityofbartlett.org>
Cc: Danabwilliamson@comcast.net
Subject: [External]Union Station 2nd development

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.**

I'm very angry and disappointed that the Bartlett Planning Commission would even consider giving the developers a permit to build ANOTHER high density development when they haven't finished or occupied much of the 1st development. We don't know what the infrastructure burden is going to be from Union Station 1, much less double the effect from another such development. In fact, you don't even know whether the City of Memphis will take the sewage from it. We don't know what effect Bartlett will experience with our roads, schools, traffic, etc. In fact, until the developers get more done on the 1st Union Station, we don't know whether they will do what has been promised to the nearby neighbor hoods.

The residents of Bartlett -- the taxpayers of Bartlett -- are owed consideration. We are asking that you at least delay approval of another massive development until they can finish the 1st one and get it occupied!!!

Thanks for your consideration.

Pam Vaughn

901-377-6683

PLANNING COMMISSION

Monday, May 5, 2025 - 6:30 P.M.
Bartlett City Hall Assembly Chamber
Staff Comments

NEW BUSINESS

Public Hearing

Special Use Permit

1. Vehicle Repair, 6390 Summer Avenue (David Bray, The Bray Firm)

****Withdrawn by applicant.****

INTRODUCTION: Mr. David Bray with the Bray Firm is requesting Planning Commission approval of a favorable recommendation for a Special Use Permit (SUP) to allow an automotive repair shop within a former car wash. The subject property is located at 6390 Summer Avenue within the "C-H" Commercial Highway Zoning District.

BACKGROUND: On June 1, 1998, The Planning Commission approved the Elmore Road Center, Section B Subdivision. On April 5, 1999, the Planning Commission approved a Site Plan for a Texaco gas station, convenience store and ancillary carwash on the subject property identified as Lot 4 of the Elmore Road Center Section B Subdivision.

DISCUSSION: The specific request by the applicant is for Planning Commission approval of a favorable recommendation to the Board of Mayor and Aldermen for a Special Use Permit (SUP) to allow an automotive repair shop within a former ancillary car wash of the primary gas station with convenience store. Access to the site is from two shared access curb cuts, one on Elmore Road and one on Summer Avenue. The surrounding area includes auto body repair, catering establishment, TN Highway Patrol substation, and single-family residential.

RECOMMENDATION: Unfavorable recommendation to the Board of Mayor and Aldermen based on the fact that the existing site plan of the subject property is a primary gas station and convenience store with ancillary car wash building. Converting the car wash to a general automotive repair switches the site from ancillary use to primary use. Staff recommends the car wash be used as a car wash or revise the site plan to demolish the ancillary car wash and build a new primary building.

Engineering Conditions:

General:

1. A Commercial Site Plan contract may be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.

2. A SWPPP and a TDEC permit may be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
3. All new utilities shall be underground.
4. Disposal area for used oil and auto fluids shall be marked.
5. Correct all markups.

Site Plan:

6. If required, demolition plan and utility cut-off shall be submitted with a permit from Code Enforcement prior to site construction.

Utility Plan:

7. If any sewer cleanout is located in a paved area, then it shall comply with the detail approved by Bartlett Codes which involves a brass connections and a concrete collar.
8. Developer shall identify three sewer manholes outside of easement as private or public. If sewer manholes are public, then easement should be made that extend to sewer manholes
9. Existing sewer and water tap shall be shown.

Planning Conditions:

1. The applicant shall contain and screen on-site storage of vehicles, equipment, parts, and tires.
2. The applicant shall seal the car wash drains and replace with an auto fluid collection system.
3. The applicant shall include a parking plan with handicap parking that does not share parking with the convenience store.
4. The auto repair building needs office space and bathroom facilities.
5. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.
6. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that may be suggested by the Board of Mayor and Aldermen.
7. Should the Special Use Permit be approved by the Board of Mayor and Aldermen, the applicant shall submit site plan applications for approval by the Planning Commission and Design Review Commission.

2. Union Depot Planned Development 1st Addition, Northeast Corner of Highway 70 and Highway 64 (Michelle Ye, DT design studio)

INTRODUCTION: Michelle Ye with DT Design Studio is requesting Planning Commission approval of a favorable recommendation for a Special Use Permit to allow a Residential Mixed Use Development. The subject property is located

at the northeast corner of Highway 70 and Highway 64. The subject property is within the "SC-1" Planned Unit Commercial Zoning District.

BACKGROUND: The subject property is 34.2 acres of vacant property. In 2019, the City of Bartlett added the Residential Mixed Use Overlay District to Article VI, Section 29 of the Bartlett Zoning Ordinance. The Residential Mixed Use is a site specific special use intended to allow residential uses with mixed uses including commercial and office developments in buildings of two or more stories. The Residential Mixed Use shall be applied for as a Special Use Permit that will be reviewed by the Planning Commission, requiring the final action of the Board of Mayor and Aldermen. The Special Use Permit for the Residential Mixed Use may be allowed in office zoning districts, commercial zoning districts, and residential zoning districts where existing commercial and office zoning directly abuts residential zoning or on lots with combination zoning that includes residential zoning along with commercial, and/or office zoning, and having major and/or minor road frontage. In December 2021, the Board of Mayor and Aldermen approved a Special Use Permit to allow for the submittal of development plans for a Residential Mixed Use Planned Development on the 73.9 acres that was the former site of the Tennessee Baptist Childrens Home and is located across Highway 70 from the subject property.

DISCUSSION: The specific request by the applicant is for the Planning Commission approval of a favorable recommendation for a Special Use Permit to allow a Residential Mixed Use Development on the subject property located at the northeast corner of Highway 70 and Highway 64. According to Article VI, Section 29 of the Bartlett Zoning Ordinance, a Special Use Permit is required to move forward with submitting development plans for a Residential Mixed Use Development. The surrounding Zoning Districts are "SC-1" Planned Unit Commercial Development to the north, City of Memphis Commercial to the south, and "RS-10" Single Family Residential to the east, and "C-H" Highway Business Commercial and "O-R-1" Neighborhood Office with a Residential Mixed Use (RMU) Special Use Permit to the west. The surrounding uses include: residential, pest control business, veterinary clinic, child care center, restaurants, multi-tenant retail, bank, and gas station convenience store. The proposed conceptual scenarios are as follows:

Scenario A			
District	Use	Acreage	Units
1	Commercial and Lofts	8.6	225
2	Commercial	9.5	N/A
2	Flats	9.0	275

			500
District	Use	Acreage	% Total Site Area
1, 2	Greenspace	7.1	21%

Scenario B			
District	Use	Acreage	Units
1	Commercial and Lofts	8.6	225
2	Commercial	2.1	N/A
2	Flats	15.0	385
			610
District	Use	Acreage	% Total Site Area
1, 2	Greenspace	8.5	25%

*Townhomes may substitute some of the Flats in District 2.

Recommendation: Approval of a favorable recommendation to the Board of Mayor and Aldermen with conditions.

Engineering Conditions:

General:

- 1) A Subdivision Contract will be required to cover all associated fees and bond.
- 2) Existing blue-line stream shall be shown on survey.
- 3) All new utilities shall be underground.

Stormwater:

- 4) A HECRAS hydraulic drainage study shall be submitted to the Engineering Department for review of the existing blue line stream conditions and Flood Plain, and to insure that adequate detention is provided. Full detention calculations will be required.
- 5) In accordance with the Stormwater Ordinance, the Blue line stream passing through the Site to the northeast will require a 90' buffer (160 acres) on both sides of the stream. This may be reduced, depending on the results of the HECRAS Study mentioned above.
- 6) This Site may require a Sedimentation basin, per TDEC requirements, during construction.
- 7) Minimum finished floor shall be set for lots with close proximity to the stream.
- 8) An ARAP Permit may be required by TDEC where the proposed road will necessitate stream modification.

Sewer

- 9) Sewer connections on existing mains shall show size and capacity of downstream gravity lines for accurate capacity calculations within lines. Sewer design shall meet the requirements of both Bartlett and Memphis or provide alternatives acceptable to service site adequately.

- 10) Hydraulic sewer calculations should be sent to the City of Memphis to receive a letter of availability. A copy of this letter should be sent to the City of Bartlett Engineering Department.
- 11) Regarding the existing 10" sewer line on the property, the Developer may have to remediate/repair/replace sections of this sewer line in order to accommodate the proposed sewer flows from the development.

Water

- 12) The Developer shall provide building material and construction types to Fire Marshall so an accurate determination of Fire Flow requirements can be made.
- 13) Depending on finished floor elevations and number of stories, fire flows may be challenging on this site. A 12" extension may be needed through the site as well, connecting the existing 12" on US 70 to the existing 12" on US 64. Because of this:
 - a. The Developer may have to bore across HWY 70 for water extension. A TDOT permit will be required.
 - b. The Developer may have to bore across HWY 64 for water extension. A TDOT permit will be required and possible lane closure. (Water main is located in middle of sidewalk).
 - c. The Developer may have to extend 12" water across portions HWY 64 frontage.
- 14) Some multiple story units may require private water distribution pumps to insure minimum operating pressures are maintained for buildings over two stories.

Transportation

- 15) A ROW dedication of 57' will be required on US 70. An additional lane may be required on one or both sides of US 70 if the traffic study indicates a need for additional capacity in order to maintain an acceptable level of service (LOS), from US 64 and the north property line of this development.
- 16) A traffic study will be required for future submittals.
- 17) Access points to US 70 shall have proven acceptable site distance or be limited to right-in-right-out. The northern access may not be needed as most vehicles in the development will be funneled to the main Union Depot Dr. signal.
- 18) All necessary pedestrian and vehicular phases need to be added to the US 70 Traffic Signal to accommodate the additional leg of the intersection, including poles, mast arms, pedestrian signals, signal heads, signs, striping, and all ADA requirements. The Signal should be re-timed to account for expected traffic, but the left and right-turn lanes should be sufficient enough for some stacking, so that US 70 traffic is not frequently stopped during peak traffic times. Right turners onto eastbound 70 should be allowed to turn right on red without actuating the signal, by incorporating a significant delay and/or excluding the right-turn lane from vehicle detection.
- 19) US 64 Roadwork will need to be agreed upon by Memphis, TDOT, and Bartlett as this portion of the work is within the corporate limits of Memphis. Sidewalks will be required in the right-of-way for ADA accessibility and for use by all users.

- 20) Memphis has indicated that a signal will not be allowed at the proposed intersection, but rather at the intersection of US 64 and Van Der Veer, in order to serve the neighborhood on the south side of US 64. Memphis will determine the details of the traffic signal as it will be in their jurisdiction, but TDOT and Bartlett will review and agree as well.
- 21) Memphis, TDOT, and Bartlett will need to review and agree on driveway locations. Fewer driveways and no additional median cuts will be safer for the public. The one proposed on US 64 at the eastern end of the property on scenario A is not needed if there is one at Van Der Veer.
- 22) Option B, on page 15, shows the potential for on-street parallel parking, but doesn't show where on site this parking will be located. On-street parking should meet the requirements for minimum width, and shall be outside of public ROW, especially with a narrowed ROW width. Vehicles should be able to pass through the main drive without being hindered by parked vehicles and should never need to cross over the centerline to go around parked vehicles.
- 23) Option C, on page 16, shows the potential for on-street parallel parking, but doesn't show where on site this parking will be located. No parking will be allowed within public ROW.
- 24) The minimum speed limit by ordinance in Bartlett is currently 30 MPH. However a speed limit of 20 mph was allowed in Union Depot and the same speed limit will be allowed here. A signage plan will be required.
- 25) The Property owners association (POA) shall be responsible for maintaining the middle of the roundabout.
- 26) Design of the roundabout must meet ADA requirements.
- 27) Roads shall be clearly labeled as private or public. Service drives that are set with an inverted crown will need to be private.
- 28) The Valley Gutter Detail supplied must match the previously approved one used in Union Depot.
- 29) Signage plans shall be submitted, public signs must meet MUTCD, private signs should also. This includes decorative sign posts, a note shall be added to plans for who is responsible to buy/install/maintain them in the future if they are not our standard.

Planning Comments:

1. The existing underlying zoning allows for the applicant to develop a five story commercial building located five feet off the property line from the adjacent "SC-1" commercial zoned property with no public notice required through a standard site plan process approved by the Planning Commission.
2. The applicant will have five years from the date of the approval of the Special Use Permit for the Residential Mixed Use Development to record the final plat for subdivision of the subject property, or to obtain site plan approval and a current building permit should no subdivision of land be

necessary. Otherwise, the underlying zoning will apply to any future development of the property.

Planning Conditions:

1. The applicant shall show in the future development submittals that the proposed density will not exceed the available sewer and water capacity, and the proposed location and intensity of the land use should not cause traffic congestion or preclude the amenities of good housing.
2. Should the Special Use Permit be approved by the Board of Mayor and Aldermen, the applicant shall submit a Master Plan with Outline Plan, Construction Plan, and Final Plan with Outline Plan to the Planning Commission, and Site Plan applications for approval by the Planning Commission and Design Review Commission.
3. The applicant should include a phasing plan for the development with the Master Plan submittal with the intent that Construction Plans, Final Plans, and Site Plans will follow in coordination with each phase.
4. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that maybe suggested by the Board of Mayor and Aldermen.
5. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

Final Plan

3. EGY Subdivision, 7642 Highway 70 (Christine Donhardt, The Reaves Firm)

INTRODUCTION: Christine Donhardt with The Reaves Firm is requesting Planning Commission approval of a Final Plan for the EGY Subdivision. The subject property is located at 7642 Highway 70. The subject property has split zoning with the northern half being in the "RS-12" Single Family Residential Zoning District and the southern half being in the "C-H" Highway Business Zoning District.

BACKGROUND: The subject property is not a legal lot of record and is less than 4-acres (not exempt from subdivision regulations). In order to make the lot eligible for a building permit, it must be within a Planning Commission approved and legally recorded subdivision. In March 2023, the Planning Commission approved the Master Plan and Construction Plan of the EGY Subdivision.

DISCUSSION: The specific request by the applicant is for the approval of the Final Plan for the EGY Subdivision. The applicant is proposing to subdivide the existing 2.269 acre subject property into two lots. Lot 1 is proposed to be 1.226 acres,

and Lot 2 is proposed to be 1.043 acres. Once Lots 1 and 2 are recorded on the plat, the applicant will re-record the plat to combine Lots 1 and 2 to create one legal lot of record that is eligible for a building permit. Access to the subdivision will be from an existing curb cut on Highway 70.

Recommendation: Approval with conditions.

Engineering Conditions:

General:

- 1) A Commercial Site Plan contract will be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
- 2) If needed applicant/ Engineer shall provide a digital set of drawing files showing the sanitary sewer lines, drainage lines, lot lines and all improvements in AutoCAD format to dhubbard@cityofbartlett.org and ecampbell@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve any conflicts.
- 3) A SWPPP may be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
- 4) All new utilities shall be underground.
- 5) Demolition plan shall be submitted for the existing structures with a permit from Code Enforcement. Demo should be signed off and completed before plat is recorded or any site plans are signed.
- 6) Fire protection must be approved by the City of Bartlett Fire Marshall.
- 7) Correct all markups.
- 8) Additional plat to combine both lots into one shall be added.

Utility Plan:

- 9) If any sewer cleanout is located in a paved area, then it shall comply with the detail approved by Bartlett Codes which involves a brass connections and a concrete collar.
- 10) Proposed Sewer service needs cleanout on property line.
- 11) This project is located in the Fletcher Creek Sewer Basin, if an existing sewer service cannot be found, approval will be dependent on developer receiving written approval from the City of Memphis for new sewer connection and possible sewer holding tank. Sewer tank design must be added to plan set and approval from Memphis will be required prior to City of Bartlett approval.
- 12) Tracer wire must be installed on all sewer lines, including services.
- 13) The existing water service , currently shown for irrigation, will need to be re-located out of ROW and adjusted to grade. Traffic control plan will be required along with any TDOT permits.

Erosion Control Plan:

- 14) During construction, extra care will be needed to ensure that silt is not tracked out onto US HWY 70.
- 15) EPSCs needed around detention basin.
- 16) Detention basin must be sodded after construction.

Erosion Control Details:

- 17) Metal posts with wired backed fence are required on the proposed silt fences.

Grading & Drainage Plan:

- 18) Applicant's engineer shall submit the stamped and signed detention calculations for the detention basin and show the 'pre' and the 'post' runoff for the 2, 5, 10, 25 year storms.
- 19) No drainage or outlet control structure details for detention basin are shown.
- 20) Public or Private drainage shall be stated.

Highway 70 :

- 21) Construction of a paved shoulder of an additional 10' wide will be required on HWY 70. This additional asphalt section shall be full depth pavement, consistent with the existing roadway, and must conform to TDOT standards. This shall be added to the construction plans with TDOT approval.
- 22) Traffic control plan will be required along with any TDOT permits.
- 23) Utility poles (two MLGW and one communications) may need to be relocated.
- 24) Additional elevation points, grades, and cross-sectional slope sections, coming from the existing centerline and including the new deceleration lane shall be added. Cross slope transition and positive road drainage shall be maintained.
- 25) Deceleration lane shall transition to existing slope at no greater than a 4:1 slope.

Planning Comments:

- 1. The applicant has confirmed with staff that the proposed 6' vinyl coated chain link fence separating the car wash site from the residential zoned portion of the subject property will be a 6' site proof composite fence with a gate to allow for property maintenance. Composite fence detail will be approved with DRC Site Plan submittal.
- 2. The applicant has confirmed with staff that the 6' tall shadowbox fence with brick columns 20' on center that is required as a part of the Landscape Plate 23D along the east property line will be an 8' site proof composite fence. Composite fence detail will be approved with DRC Site Plan submittal.

Planning Conditions:

- 1. The applicant must obtain a demo permit from Code Enforcement to demolish the existing house and accessory buildings.

2. The commercial property owner will be responsible for landscape maintenance of the entire lot and the fence adjacent to the residential neighbors in perpetuity.
3. The applicant must maintain the vacant residential zoned portion of the property in accordance to City of Bartlett Codified Ordinance 13-113.
4. The applicant must obtain Site Plan approval from the Design Review Commission.
5. The applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

Site Plan

4. Shine & Roll Car Wash, 7642 Highway 70 (Christine Donhardt, The Reaves Firm)

INTRODUCTION: Christine Donhardt with The Reaves Firm is requesting Planning Commission approval of a Site Plan for the Shine & Roll Car Wash. The subject property is located at 7642 Highway 70. The subject property has split zoning with the northern half being in the “RS-12” Single Family Residential Zoning District and the southern half being in the “C-H” Highway Business Zoning District.

BACKGROUND: The subject property is not a legal lot of record and is less than 4-acres (not exempt from subdivision regulations). In order to make the lot eligible for a building permit, it must be within a Planning Commission approved and legally recorded subdivision. In March 2023, the Planning Commission approved the Master Plan and Construction Plan of the EGY Subdivision.

DISCUSSION: The specific request by the applicant is for the approval of a Site Plan to construct a 3,973 square foot automatic vehicle wash. The site will have 14 self-service automobile vacuum cleaners on the east side of the building. Access to the site will be from an existing driveway off Highway 70. Specifics of the site plan are as follows:

Site Data	
Site Area:	2.273 acres/99,015 square feet
Total Proposed Parking Spaces:	16 (2 regular/14 with vacuum)
Handicap Accessible:	1 van accessible
Regular:	15
Proposed Building Area:	3,973 square feet
Greenspace/Openspace:	71%
Building Height:	34 feet 8 inches

Recommendation: Approval with conditions.

Engineering Conditions:

General:

- 1) A Commercial Site Plan contract will be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
- 2) If needed applicant/ Engineer shall provide a digital set of drawing files showing the sanitary sewer lines, drainage lines, lot lines and all improvements in AutoCAD format to dhubbard@cityofbartlett.org and ecampbell@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve any conflicts.
- 3) A SWPPP may be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
- 4) All new utilities shall be underground.
- 5) Demolition plan shall be submitted for the existing structures with a permit from Code Enforcement. Demo should be signed off and completed before plat is recorded or any site plans are signed.
- 6) Fire protection must be approved by the City of Bartlett Fire Marshall.
- 7) Correct all markups.
- 8) Additional plat to combine both lots into one shall be added.

Utility Plan:

- 9) If any sewer cleanout is located in a paved area, then it shall comply with the detail approved by Bartlett Codes which involves a brass connections and a concrete collar.
- 10) Proposed Sewer service needs cleanout on property line.
- 11) This project is located in the Fletcher Creek Sewer Basin, if an existing sewer service cannot be found, approval will be dependent on developer receiving written approval from the City of Memphis for new sewer connection and possible sewer holding tank. Sewer tank design must be added to plan set and approval from Memphis will be required prior to City of Bartlett approval.
- 12) Tracer wire must be installed on all sewer lines, including services.
- 13) The existing water service , currently shown for irrigation, will need to be re-located out of ROW and adjusted to grade. Traffic control plan will be required along with any TDOT permits.

Erosion Control Plan:

- 14) During construction, extra care will be needed to ensure that silt is not tracked out onto US HWY 70.
- 15) EPSCs needed around detention basin.
- 16) Detention basin must be sodded after construction.

Erosion Control Details:

- 17) Metal posts with wired backed fence are required on the proposed silt fences.

Grading & Drainage Plan:

- 18) Applicant's engineer shall submit the stamped and signed detention calculations for the detention basin and show the 'pre' and the 'post' runoff for the 2, 5, 10, 25 year storms.
- 19) No drainage or outlet control structure details for detention basin are shown.
- 20) Public or Private drainage shall be stated.

Highway 70 :

- 21) Construction of a paved shoulder of an additional 10' wide will be required on HWY 70. This additional asphalt section shall be full depth pavement, consistent with the existing roadway, and must conform to TDOT standards. This shall be added to the construction plans with TDOT approval.
- 22) Traffic control plan will be required along with any TDOT permits.
- 23) Utility poles (two MLGW and one communications) may need to be relocated.
- 24) Additional elevation points, grades, and cross-sectional slope sections, coming from the existing centerline and including the new deceleration lane shall be added. Cross slope transition and positive road drainage shall be maintained.
- 25) Deceleration lane shall transition to existing slope at no greater than a 4:1 slope.

Planning Comments:

1. The applicant has confirmed with staff that the proposed 6' vinyl coated chain link fence separating the car wash site from the residential zoned portion of the subject property will be a 6' site proof composite fence with a gate to allow for property maintenance. Composite fence detail will be approved with DRC Site Plan submittal.
2. The applicant has confirmed with staff that the 6' tall shadowbox fence with brick columns 20' on center that is required as a part of the Landscape Plate 23D along the east property line will be an 8' site proof composite fence. Composite fence detail will be approved with DRC Site Plan submittal.

Planning Conditions:

1. The applicant must obtain a demo permit from Code Enforcement to demolish the existing house and accessory buildings.
2. The commercial property owner will be responsible for landscape maintenance of the entire lot and the fence adjacent to the residential neighbors in perpetuity.
3. The applicant must maintain the vacant residential zoned portion of the property in accordance to City of Bartlett Codified Ordinance 13-113.
4. The applicant must obtain Site Plan approval from the Design Review Commission.

5. The applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

5. Youth Villages Parking Lot Expansion, 7410 Memphis-Arlington Road (Jamie Bostick, A2H Inc.)

INTRODUCTION: Mr. Jaime Bostick with A2H Inc. is requesting Planning Commission approval of a revised site plan for Youth Villages. The subject property is located at 7410 Memphis-Arlington Rd on the northeast corner of Memphis-Arlington and Broadway Road. It is within the "R-E" Residential zoning district.

BACKGROUND: Youth Villages was originally annexed into the City in 1985 with uses that were "grandfathered-in" as legal non-conforming uses. On November 6, 2000, the Planning Commission approved a Special Use Permit (SUP) for a "children's home" use which allowed multiple buildings on the site. On April 2, 2007, the Planning Commission approved a site plan to add a girl's residential treatment facility and an additional maintenance building. On March 7, 2016, the Planning Commission approved a site plan to add a boy's residential treatment facility. On December 3, 2018, the Planning Commission approved a site plan to add a classroom building, basketball pavilion, storage/ washroom facility, outdoor pavilion and additional parking.

DISCUSSION: The specific request by the applicant is for Planning Commission approval of a revised site plan to add 82 employee parking spaces in two locations near their boys' dorm. The northern site is a grassy area along the outer edge of the main drive, adjacent to existing parking spaces on either side of two utility easements. The southern site is adjacent to the campus school.

Site Data	
Total Existing Parking Spaces:	166 (6-ADA Accessible)
Total Proposed Parking Spaces:	82

RECOMMENDATION: Approval with conditions

Engineering Conditions:
General:

- 1) A Commercial Site Plan contract may be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
- 2) A SWPPP may be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
- 3) If any utilities require adjustment due to grade change, City of Bartlett Specifications shall be utilized.
- 4) Correct all markups.

Grading & Drainage Plan:

- 5) Parking lot grading is recommended to be kept to 1% minimum.
- 6) Spot elevations are needed at corners of handicap parking spots and access.
- 7) Include calculations to show that existing detention basin has accounted for this development.
- 8) All drainage shall be denoted as private.
- 9) Drainage area, flow and velocity shall be shown in pipe table.

Erosion Control Plan:

- 10) The engineer shall provide a copy of the SWPPP (Storm Water Pollution Prevention Plan) that has been or will be submitted to TDEC (Tennessee Department of Conservation), if required.
- 11) Prior to any work being started, an NOC (Notice of Coverage) from TDEC must be received and a copy submitted to the City of Bartlett, if required.
- 12) Construction entrance may be needed to limit mud/silt tracked off site.

Erosion Control Details:

- 13) Metal posts with wired backed fence are required on the proposed silt fences.

Planning Conditions:

1. The applicant shall add one (1) ADA compliant parking space to the overall Bill's Place site. The parking space must be located near the entrance to the building.
2. The applicant shall include a landscape plan which shows all parking spaces shall be within a maximum distance of 75 feet from a tree.
3. Should the proposed site plan be approved by the Planning Commission, the applicant shall seek site plan approval from the Design Review Commission for landscaping, lighting, signage, exterior elevations, colors, and materials.
4. The applicant shall be present at the meetings in order to make decisions relative to any changes that may be suggested by the Planning Commission.
5. The owner/applicant shall identify all utilities on site by contacting Tennessee One Call at 811 before commencing any site work.



PC Special Use Permit Application Application

Date: 05/05/2025

Project Information

Property Address: NE Corner of HWY 70 and
HWY 64

Present Zoning: SC-1
of Lots: Varies

Project Name:

Description: RMU

Applicant / Owner

Applicant Name: Michelle Ye
Company Name: DT design studio
Address: 1350 Concourse Ave. Ste.
447 Mailbox LL004
City, State, Zip: Memphis, TN 38104
Phone: 9016465077
Email: michelle@dt-
designstudio.com

Owner Name: Keith Grant (Developer)
Company Name: Blue Sky Communities, Inc.
Address: 177 Crescent Drive
City, State, Zip: Collierville, TN 38017
Phone: 901-316-0350
Email: Kgrant@grantnewhomes.com

Architect / Engineer

Architect Contact: Michelle Ye (Planner)
Company Name: DT design studio
Address: 1350 Concourse Ave. Ste.
447 Mailbox LL004
City, State, Zip: Memphis, TN 38104
Phone: 9016465077
Email: michelle@dt-
designstudio.com

Architect Contact: Will Sawtelle
Company Name: Parker, Estes, & Associates
Address: 3460 Ridge Meadow Parkway
City, State, Zip: Memphis, TN 38115
Phone: 901-360-9805
Email: sawtelle@bellsouth.net

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

Michelle Ye

Name

05/05/2025

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 Special Use Permit Approval

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

Requested Special Use Residential Mixed Use

Property Address NE Corner of HWY 70 and HWY 64

Present Zoning SC-1

Owner/Developer Contact Keith Grant Phone 901-316-0350

Company Name Blue Sky Communities, Inc. Fax _____

Address 177 Crescent Drive, Collierville, TN 38017

Email Address Kgrant@grantnewhomes.com

Architect Contact Michelle Ye (Planner) Phone 901-646-5077

Company Name DT design studio Fax _____

Address 1350 Concourse Ave, Ste 447 (Mailbox LL004), Memphis, TN 38104

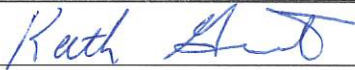
Email Address michelle@dt-designstudio.com

Engineer Contact Will Sawtelle Phone 901-360-9805

Company Name Parker, Estes, & Associates Fax _____

Address 3460 Ridge Meadow Parkway, Memphis, TN 38115

Email Address sawtelle@bellsouth.net

Submitted by Keith Grant  5/5/25
(printed name) (signature) (date)

Email Address kgrant@grantnewhomes.com Phone 901-316-0350 Fax N/A

KG Acknowledge (by initials in the blank to the left) that the “**Application Instructions: Planning Commission**” were obtained and read prior to submitting this application.

KG Attach a checked-off “**Special Use Permit Checklist**” and all items required therein.

N/A Provide 18-folded (± 10”x13”) sets of plans with a copy of the signed application attached to each set.

KG 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.

KG Include a fee with this application (check payable to the City of Bartlett) of \$500 for five (5) acres or less, plus \$50 per acre (after the first five) to a maximum of \$3,000. **The fee is not refundable.**

$\$500 + (34.2 - 5) \times \$50 = \$1,960$

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

Bailey Wiener, Jr. successor trustee  5-1-25
(print name) (signature) (date)

Special Use Permit Checklist

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

- I. X Plot plan, drawn to scale, showing the following information for each parcel, (several parcels may be included on one sheet):
 - A. X Adjoining public street rights-of-way
 - B. X Area (acres)
 - C. X Present zoning
 - D. X Requested special use, including purpose (attach statement, one page maximum)
 - E. X Area in which buildings are proposed to be located, showing setback dimensions from line.
 - F. X Drainage
 - G. X Ingress and egress to the property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - H. X Off-street parking and loading areas where required, with particular attention to the items in (G) above and the economic, noise, glare, or odor effects of the special permit on adjoining properties and properties in the district.
 - I. X Refuse and service areas, with particular reference to the items in (G) and (H) above.
 - J. X Utilities with reference to locations, availability, and compatibility.
 - K. X Screening and buffering with reference to type, dimensions, and character.
 - L. X Type and location of any easements.

- M. X Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
- N. X Required yards and other open spaces
- O. X General compatibility with adjacent properties and other properties in the district
- P. X If Site Plan application and approval are necessary, conformance to Tree Ordinance is required.
- Q. X Other pertinent information considered relevant as required through staff consultation.
- R. X Legal description (may be attached to plot plan).
- S. X One (1) PDF file of the plot plan, for display at the Planning Commission meeting.

Vicinity Map

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

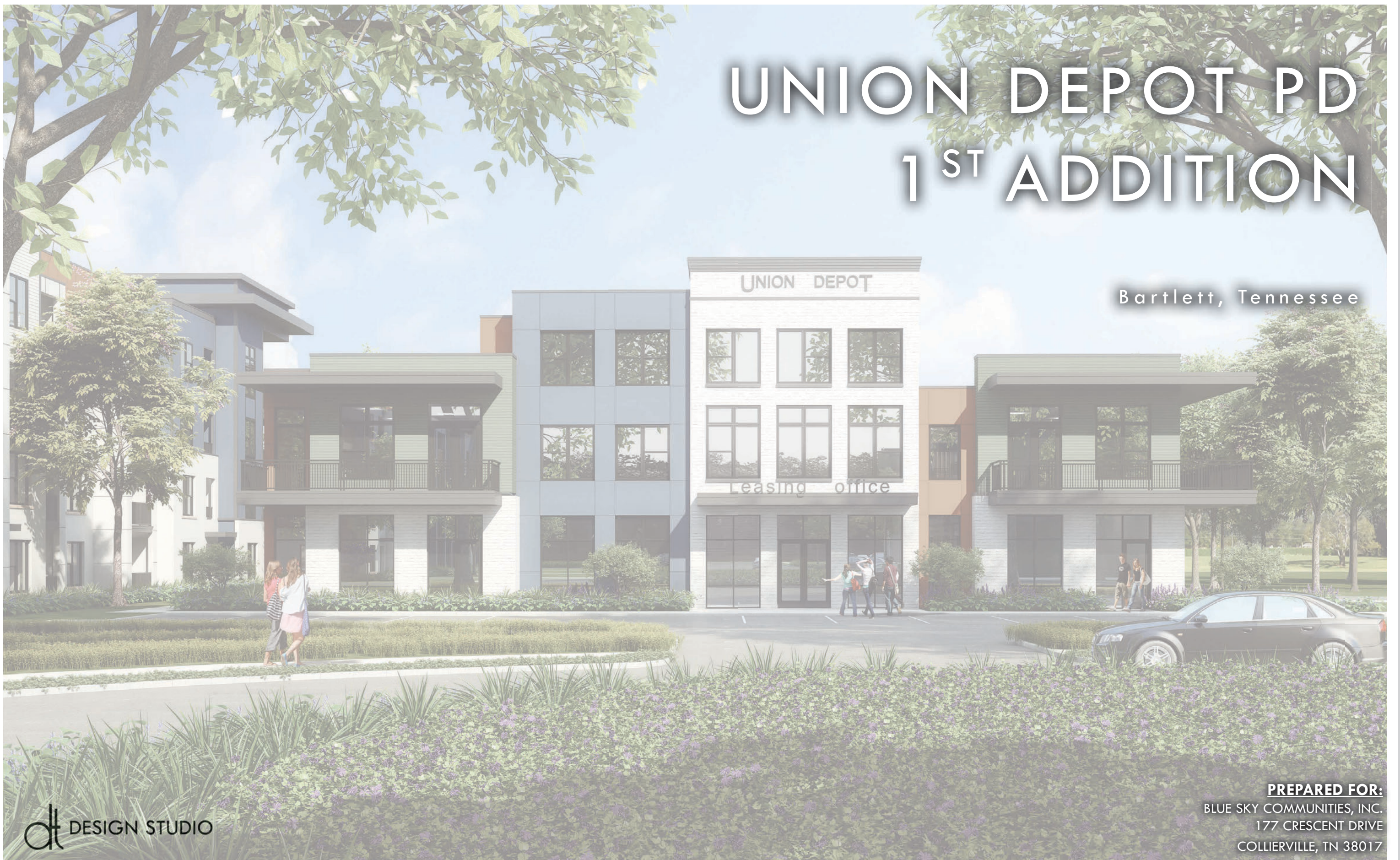
Property Owners

- I. X 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 copy of the mailing labels may serve as the list.
- II. X Self-adhesive mailing labels for the list of property owners (two sets).

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

UNION DEPOT PD 1ST ADDITION

Bartlett, Tennessee



dt DESIGN STUDIO

PREPARED FOR:
BLUE SKY COMMUNITIES, INC.
177 CRESCENT DRIVE
COLLIERVILLE, TN 38017

UNION DEPOT PD - 1ST ADDITION

Bartlett, Tennessee

DEVELOPER:

BLUE SKY COMMUNITIES, INC.
177 Crescent Drive
Collierville, TN 38017
901.870.1315

PLANNER / LANDSCAPE ARCHITECT



DT design studio
1350 Concourse Ave, Ste 447 (Mailbox LL004)
Memphis, TN 38104
901.646.5077
www.dt-designstudio.com

contact: Michelle Ye - michelle@dt-designstudio.com

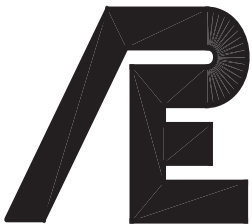
ARCHITECT & MULTIFAMILY SITE PLANNER



Shapiro & Company
Shapiro & Company
435 Madison Avenue, Suite 200
Memphis, TN 38103
901.685.9001

contact: Brad Shapiro - BShapiro@ShapiroAndCo.com

CIVIL ENGINEER



Parker Estes & Associates
3460 Ridge Meadow Parkway
Memphis, TN 38115
901.360.9805

contact: Will Sawtelle - sawtelle@bellsouth.net

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DISCLAIMER:
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1350 Concourse Avenue, Suite 447 | Mailbox LL004
Memphis, Tennessee 38104
901.646.5070

dt-designstudio.com
info@dt-designstudio.com

May 5, 2025

Mr. Sam Harris
City of Bartlett
6382 Stage Road
Bartlett, TN 38134

**RE: UNION DEPOT PD – 1ST ADDITION
SPECIAL USE PERMIT
BARTLETT, TN**

Dear Sam,

We are pleased, on behalf of the Developer, Blue Sky Communities, to submit this request for a Special Use Permit to allow a new Residential Mixed Use Overlay District on the northeast corner of Highway 70 and Highway 64, directly across from the ongoing Union Depot PD.

The site is approximately 34.2 acres, located near major vehicular routes in a growing area of the City. The site is currently zoned SC-1, which allows for a variety of commercial uses up to 5 stories tall. Across Highway 64 is similar commercial mixed-use zoning (CMU-2) in the City of Memphis, and across Highway 70 is the commercial area of Union Depot. To the east is an existing RS-10 neighborhood behind the Stage Coach collection shopping center. We propose a mixed-use development to provide a blend of residential and commercial uses that will enhance this important part of Bartlett.

Union Depot PD – 1st Addition will allow a variety of forms of commercial uses, such as traditional outparcels, ground-floor retail, and the potential for a larger anchor tenant. This flexibility will help give Bartlett residents exciting shopping options and convenient services. The residential component includes Flats, Lofts, and Townhomes to echo those same uses that are being built across the street at Union Depot. The architectural design and signage will be compatible so that they read as pieces of a connected development.

We look forward to continuing the success of Union Depot and helping bring more growth, livability, and energy to the City of Bartlett. If we can provide any additional information for your consideration of this Special Use Permit, please don't hesitate to contact us.

Sincerely,

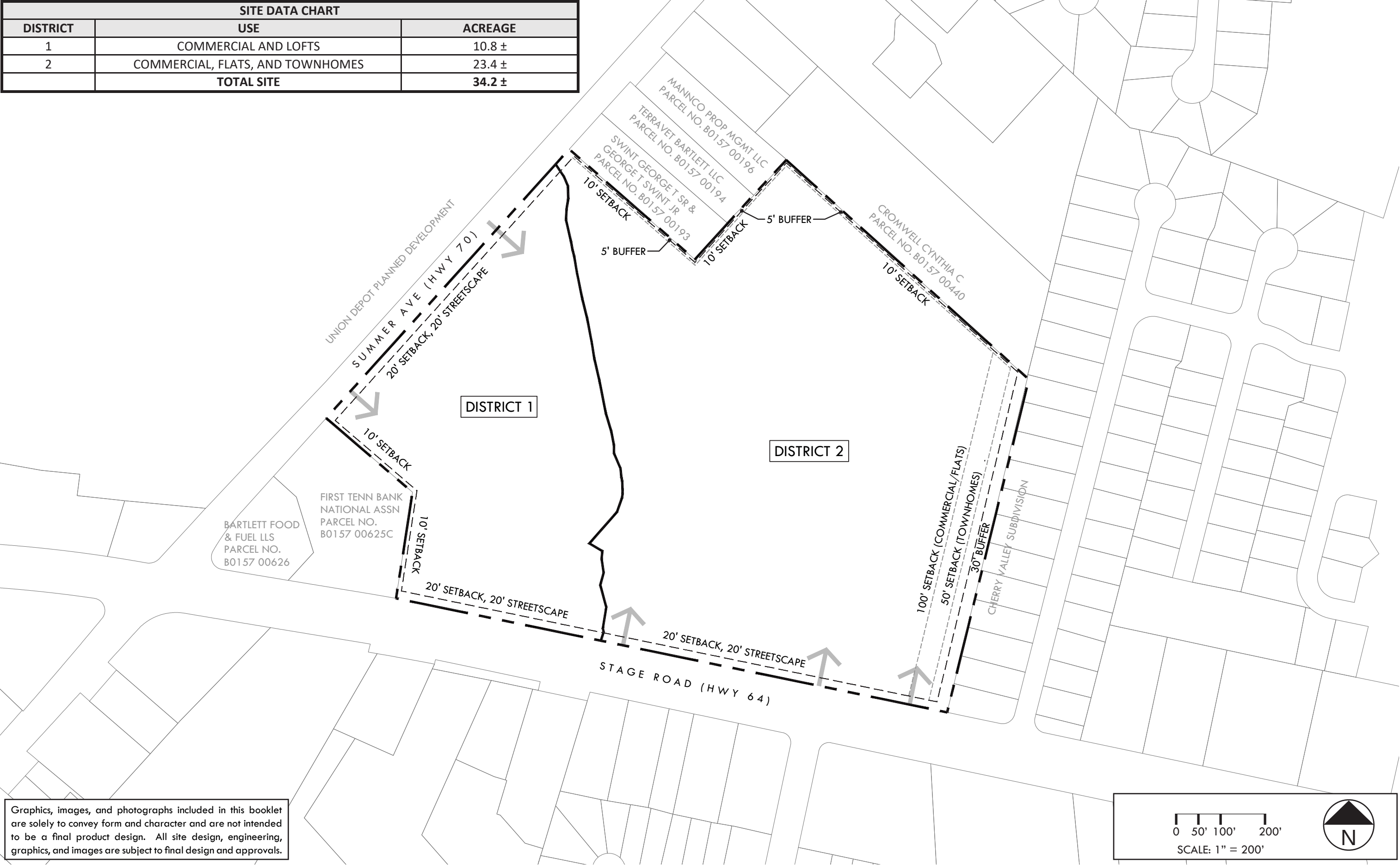
Michelle Ye, PLA
Principal
DT design studio

UNION DEPOT PD – 1ST ADDITION

The John B. Maxwell, Trustee property as described in Instrument AF 5639, BK 4315 and the remainder of Instrument AG 1247 in Bartlett, Shelby County, Tennessee:

Beginning at a 1/2” iron pin set at the intersection the north line of U.S. Highway 64 (State Highway 15, State Road, Memphis to Somerville Highway) (93 feet north of original centerline) with the west line of the Revised Section “B”, Cherry Valley Subdi- vision as recorded in Plat Book 65 Page 25, said iron pin being 169.99 feet west of the west line of Christoval Street; thence North 78 degrees 11 minutes 34 seconds West with the north line of U.S. Highway 64 a distance of 1044.90 feet to a point of curvature; thence northwestwardly with a curve to the left having a radius of 7639.44 feet, along the north line of U.S. High- way 64 a distance of 315.69 feet, (chord = North 79 degrees 22 minutes 36 seconds West, 315.66 feet, delta = 02 degrees 22 minutes 04 seconds) to a 1/2” iron pin set in the east line of Section “A”, Galleria of Bartlett Subdivision as recorded in Plat Book 120 Page 83; thence North 11 degrees 41 minutes 17 seconds East with the east line of said Subdivision a distance of 256.21 feet (plat = 255.24 feet) to a 1/2” iron pin found in the north line of said Subdivision; thence North 47 degrees 55 minutes 03 seconds West with the north line of said Subdivision a distance of 277.94 feet (plat = 277.07 feet) to a pk nail set in the southeast line of U.S. Highway 70 (State Highway 1, Summer Avenue, Memphis to Bristol Highway) (40 feet from center- line); thence North 42 degrees 04 minutes 57 seconds East with the southeast line of U.S. Highway 70 a distance of 884.58 feet to a 1/2” iron pin set in the southwest line of the Swint property as described in Instrument 02126129; thence South 48 degrees 00 minutes 31 seconds East with said southwest line a distance of 405.74 feet to a point (found 1/2” iron pin 0.9 foot south and 2.2 feet west) in the southeast line of the said Swint property; thence North 42 degrees 03 minutes 41 seconds East with the southeast line of the said Swint property, the Terravet Bartlett, LLC property as described in Instrument 20103226 and the Mannco Property Management, LLC property as described in Instrument 15116960 a distance of 315.00 feet to a 1/2” iron pin set in the southwest line of the Cromwell property as described in Instrument 23019455; thence South 48 degrees 00 minutes 31 seconds East with said southwest line a distance of 787.81 feet to a 1/2” iron pin found in the west line of the said Revised Section “B”, Cherry Valley Subdivision as recorded in Plat Book 65 Page 25; thence South 14 degrees 15 minutes 25 seconds West with said west line a distance of 826.50 feet to the point of beginning and containing 1,491,868.95 square feet or 34.249 acres more or less.

SITE DATA CHART		
DISTRICT	USE	ACREAGE
1	COMMERCIAL AND LOFTS	10.8 ±
2	COMMERCIAL, FLATS, AND TOWNHOMES	23.4 ±
	TOTAL SITE	34.2 ±



I. GENERAL STATEMENT

Union Depot PD – 1st Addition, a 34.2 acre ± tract of land located in Bartlett, Tennessee, is a Planned Development that provides a compatible and complementary mixture of residential products and commercial uses, serving as a complementary addition to the original Union Depot Planned Development.

The Outline Plan shall serve as the land use and transportation plan for development of the site. It is understood that internal roadways and lot arrangements may be adjusted somewhat at the time of final design to take advantage of topography, utilities, storm drainage, detention, and market conditions along with other site considerations.

The following general guidelines shape the overall intent of the development:

- A. Declaration of Covenants, Conditions and Restrictions, hereinafter the “Declaration” shall be applicable to all properties within the planned development. A Homeowners Association and Business Association shall be maintained to assure that development within the neighborhood is completed to the high standards anticipated by the residents and to assure that all features and amenities of the neighborhood which are considered to be common assets, are continuously maintained in a quality manner. Declarations may be separated between residential uses and the business uses including the mixed-use areas.
- B. For the City’s convenience, site data has been provided for each of the two Potential Development Scenarios. Due to the flexible nature of this Planned Development, as uses may increase or decrease in size, there is no limit to the number of units or density allowed for any District. Instead, the final number of units provided will be driven by the bulk regulations and parking requirements. Number and types of units will be submitted with Final Plans for each phase.

II. USES PERMITTED

- A. District 1

Uses allowed in the RMU Overlay District as modified herein. Residential loft uses and complementary residential amenity spaces (such as a clubhouse) are allowed on the ground, second, and third floors. A loft unit may be one or two stories. At least one building in this District will have Retail/Commercial/Office uses on a portion of the ground floor, but it is not required for all buildings in the District. Allowed ground floor Retail/Commercial/Office uses include:

 1. Banks/Credit Unions (not Consumer Lending)
 2. Beauty/Barber Shops
 3. Child Care Center (13+)
 4. Church
 5. Convenience Store
 6. Pharmacy/Drug Store
 7. Hotel
 8. Indoor Flower or Plant Store
 9. Grocery and/or Food Market
 10. Offices
 11. Medical Clinics
 12. Small Fitness Centers (3,000 SF or less)

- 13. Restaurants
- 14. Retail Shops (new merchandise)
- 15. Retail Bakery
- 16. Antique Store (not secondhand goods)
- 17. Business Services
- 18. Personal Services
- 19. Other Office Uses, Retail Shops, Sales, and Services, which are similar to those uses described above and which would be typically found in a main street environment, may be approved by the developer and City Planning Staff.
- B. District 2

Uses allowed within the RMU Overlay District as modified herein. Apartments (flats) in multi-story buildings or townhomes (front- or rear-loaded) are allowed. Complementary uses such as a clubhouse and pool amenity area, along with additional amenities, are allowed. Flats shall be allowed on the ground and on upper floors within the clubhouse / leasing office. Separately from residential uses and amenities, Retail/Commercial/Office uses are allowed, including:

 1. Banks/Credit Unions (not Consumer Lending)
 2. Beauty/Barber Shops
 3. Child Care Center (13+)
 4. Church
 5. Convenience Store
 6. Pharmacy/Drug Store
 7. Hotel
 8. Indoor Flower or Plant Store
 9. Grocery and/or Food Market
 10. Fuel Pumps as an Ancillary Use to a Grocery Store
 11. Offices
 12. Medical Clinics
 13. Small Fitness Centers (3,000 SF or less)
 14. Restaurants
 15. Retail Shops (new merchandise)
 16. Retail Bakery
 17. Antique Store (not secondhand goods)
 18. Business Services
 19. Personal Services
 20. Other Office Uses, Retail Shops, Sales and Services, which are similar to those uses described above, may be approved by the developer and City Planning Staff.
- C. Common Open Space Areas:

These areas within Districts 1 and 2 are to be passive open green space. Detention ponds and earthwork activities are allowed in these areas.

III. BULK REGULATIONS

Development of the neighborhood will be guided by the Outline Plan, and the area use descriptions provided above. Development of individual parcels must be in compliance with the provisions for dimensional regulations and access and circulation conditions provided below.

Other restrictions not specifically addressed here or elsewhere in the conditions (and its attachments) including, but not limited to, setbacks, side and rear yard requirements, minimum lot areas, accessory uses, and parking and loading areas shall be as defined in the City of Bartlett Zoning Ordinance as applicable to the referenced Zoning District for the particular parcel in question. Where provisions of this Outline Plan are in conflict with the above-referenced Ordinance, these provisions shall apply.

A. Building Setbacks and Standards

1. District 1

- a. Minimum Setbacks
(From HWY 70 and HWY 64) 20’
(From Internal Street) 12’ from back of curb
(From Other PD Boundaries)..... 10’
(From Other Internal Sites)..... None
- b. Minimum Lot Width..... None
- c. Minimum Separation Between Buildings..... 10’
- d. Max. Ground-Floor Awning/Patio Encroachment 7’
- e. Max. Ground-Floor Window Encroachment 3’
- f. Max. Upper-story Balcony Encroachment 7’
- g. Maximum Height.....5 stories

2. District 2 (Commercial)

- a. Minimum Setbacks
(From HWY 64).....20’
(From Internal Street)20’
(From East PD Boundary)..... 100’
(From North PD Boundary)..... 10’
(From Other Internal Sites)..... None
- b. Minimum Lot Width..... None
- c. Maximum Height.....5 stories

3. District 2 (Flats)

- d. Minimum Setbacks
(From HWY 64).....20’
(From Internal Street) 12’ from back of curb

- (From East PD Boundary)..... 100’
(From North PD Boundary)..... 10’
(From Other Internal Sites)..... None
- e. Minimum Separation Between Buildings..... 10’
- f. Minimum Lot Width..... None
- g. Max. Balcony or Patio Encroachment..... 7’
- h. Maximum Height.....4 stories

4. District 2 (Townhomes)

- a. Minimum Setbacks
(From East PD Boundary).....50’
(Front)20’ from back of curb
(Side)..... 5’
(Rear) 7’
- b. Minimum Separation Between Buildings..... 10’
- c. Minimum Lot Width.....20’
- d. Max. Porch Encroachment 7’
- e. Maximum Height.....3 stories

5. Height limitations as outlined above shall not apply to architectural features.

6. There shall be no lot coverage limits for any District.

B. Design Standards for District 1

- 1. In general, store fronts shall orient toward a main street or drive.
- 2. Entries: Primary entries shall address a public street, private drive, or designated pedestrian connection. Secondary entries may face parking areas or loading areas.
- 3. Façades: Building façades must be articulated at a minimum with windows, entries, and/or display bays. Façades shall not consist of an undifferentiated blank wall when facing a public street or sidewalk. Towers or other special vertical elements may be used in a limited fashion to focus views to the area from surrounding streets. Consistent design elements shall be used throughout the storefront area to ensure that the entire mixed-use center functions as a unit.

C. Design Standards for District 2 Townhome Uses

- 1. Townhomes may be 1, 2, or 3 stories.
- 2. Townhomes may be front- or rear-loaded.
- 3. Townhomes shall have a minimum of a 1-car garage.
- 4. Front-loaded townhomes shall have a minimum of 20’ between the back of sidewalk and garage to provide parking that does not block the sidewalk.

IV. ROADWAYS, ACCESS, AND PARKING

- A. An additional traffic signal arm may be required along the property’s Highway 70 frontage, and no other improvements are anticipated to be required. Final requirements for improvements will be per TDOT.
- B. Highway 64 will be improved per City of Memphis and TDOT requirements along the property frontage, and is anticipated to require curb, gutter, and sidewalk.
- C. The PD will have up to two points of access on Highway 70 and three points of access on Highway 64. However, the location of the access points and any associated traffic signals may vary with Final Plans.
- D. All public streets interior to the development shall be dedicated and improved following the Street Options described within the Union Depot PD – 1st Addition Booklet, in accordance with the Outline Plan and approved by the City Engineer. On-street parking (8’ minimum width) is allowed on as described within the PD Booklet.
- E. Any street may utilize alternative ROW’s with the ROW set at the back of curb.
- F. Parking and loading spaces for all Districts shall be in accordance with the City of Bartlett Zoning Regulations. Residential uses will follow the Dwellings, Multi-Family, Low-/Mid-Rise parking requirements.
- G. City staff may approve a credit of up to 20% toward parking requirements for District 1 at the time of Final Plans, if provided evidence that proposed uses will share a certain amount of parking spaces by utilizing them during different times of the day.
- H. All dedicated public improvements required herein shall be made to the specifications of the City of Bartlett, unless otherwise approved.
- I. All corner radii at intersections of public streets within the development may be a minimum of 15’ at the face of curb.

V. LANDSCAPING, SCREENING, AND OPEN SPACE

- A. Common Open Space areas within Union Depot PD include a minimum of 6.8 acres, or 20.0% of the total site area. These spaces may vary from the areas shown on the Potential Development Scenarios with final design and engineering, but will not go below this minimum.
- B. All Common Open Space areas, street and traffic circle medians, streetscape areas, and neighborhood greens are to be preserved and maintained by an Owners Association. At the time that the Phase 1 Final Plan is submitted, the articles of incorporation and bylaws of the Owners Associations shall be submitted to staff for review.
- C. All Common Open Spaces may have amenities such as hardscape plazas, pool areas, shade structures, walking trails, sidewalks, open lawn areas, shelter structures, bike racks, lighting, fencing, and benches where appropriate. These areas and amenities shall be submitted to the City with Final Plans.
- D. A Landscape Plan shall be submitted to the City as part of each final plan for development.
- E. The minimum street tree size shall be 2.5 inches in caliper.
- F. Refuse containers and loading areas shall be screened from view of public roadways and residential properties adjacent to the development.
- G. Landscape Plates, including streetscapes and buffers, shall be as described within the Landscape Plates section of the Union Depot PD – 1st Addition Booklet. All on-center tree spacing required by the Landscape Plates are approximate average spacing and may vary along any particular street frontage to work with building façade rhythm, lot layout, utilities, driveway locations, and pedestrian facilities.
- H. All required landscaping shall be located on the property such that it shall not interfere with any utility easements and may be altered according to MLGW requirements, including utilization of trees with a smaller mature size than required underneath power lines.

- I. Through the Development Agreement process, the Developer may work with City staff to make Landscape Plate modifications.
- J. Union Depot may utilize landscape features such as, but not limited to, masonry columns, icon markers, public art, rail fencing, and ornamental metal fencing as additional streetscape features or entrance treatments at any entrance into the development or into a District. Such features shall be submitted to the City with Final Plans.

VI. SIGNAGE

- A. All signage must be submitted to the City of Bartlett for review and approval prior to sign issuance. Any signs that conform to the Sign Ordinance may be approved administratively.

VII. DRAINAGE FACILITIES & SERVICES

- A. The stormwater drainage system shall be designed and constructed to the drainage design standards of the City of Bartlett stormwater management program and State of Tennessee Department of Environmental Quality.
- B. All public storm drainage shall require a public easement.
- C. The following note shall be placed on the final plat of any development requiring on-site drainage facilities: The areas denoted by “Reserved for Stormwater Retention” shall not be used as a building site or filled without first obtaining written permission from the City Engineer. Stormwater detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the respective property owner. Such maintenance shall be performed so as to insure that the system operates in accordance with the approved plan on file in the City Engineer’s office. Such maintenance shall include, but is not limited to removal of sedimentation, fallen objects, debris, trash mowing, outlet cleaning and repair of drainage structures.

VIII. SANITARY SEWER & SERVICES

- A. Sanitary sewer improvements shall be provided by the Developer under contract, in accordance with the subdivision regulations and specifications of the City of Bartlett and the State of Tennessee.

IX. WATER SERVICE / UTILITIES

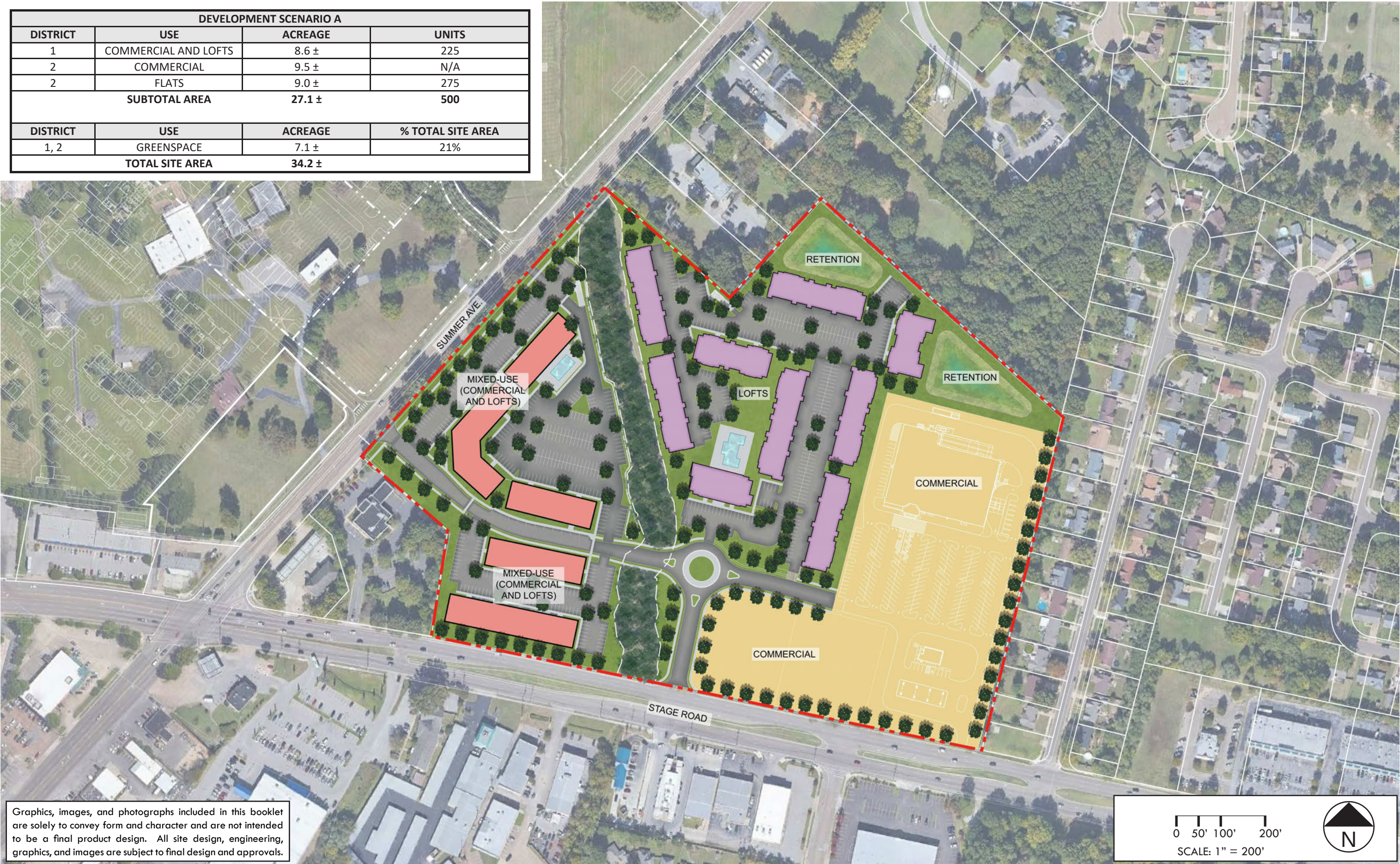
- A. The City of Bartlett will provide public potable water service. Public water improvements shall be provided by the Developer under contract in accordance with the subdivision regulations and specifications of the City of Bartlett and the State of Tennessee.
- B. All water services located in a private drive or otherwise outside of public right-of-way shall be within a public easement.
- C. All new utilities and services (telephone, cable, etc.) shall be installed underground.
- D. Street light plans will be submitted for review and approval by City as part of final plans. At the discretion of the developer, all street lighting within any District or portion of a District may be either an MLGW approved fixture or a private street light as described below:

A private street light may be installed at a uniform distance behind the back of curb throughout the District. The lighting will be maintained by the appropriate Owners’ Association.

X. DEVELOPMENT PHASING

- A. The Preliminary Phasing Plan is subject to change as plans are finalized and as market demands fluctuate. Construction of phases may be singular or a mix to meet current and future market demands.
- B. The order of phases of Union Depot Planned Development may be modified by Developer at any time to allow for current and future market demands.
- C. A final site plan/plat for each phase shall be made in accordance with the City of Bartlett Zoning Ordinance and Subdivision Regulations. A final plan for each area or portion thereof shall be submitted for review by the City of Bartlett Planning Commission in order to establish that it substantially conforms to the conditions of the Union Depot PD – 1st Addition Outline Plan.

DEVELOPMENT SCENARIO A			
DISTRICT	USE	ACREAGE	UNITS
1	COMMERCIAL AND LOFTS	8.6 ±	225
2	COMMERCIAL	9.5 ±	N/A
2	FLATS	9.0 ±	275
SUBTOTAL AREA		27.1 ±	500
DISTRICT	USE	ACREAGE	% TOTAL SITE AREA
1, 2	GREENSPACE	7.1 ±	21%
TOTAL SITE AREA		34.2 ±	



DEVELOPMENT SCENARIO B			
DISTRICT	USE	ACREAGE	UNITS
1	COMMERCIAL AND LOFTS	8.6 ±	225
2	COMMERCIAL	2.1 ±	N/A
2	FLATS	15.0 ±	385
SUBTOTAL AREA		25.7 ±	610
DISTRICT	USE	ACREAGE	% TOTAL SITE AREA
1, 2	GREENSPACE	8.5 ±	25%
TOTAL SITE AREA		34.2 ±	



DISTRICT 1 (COMMERCIAL AND LOFTS) - APPROPRIATE IMAGES



DISTRICT 2 (FLATS) - APPROPRIATE IMAGES



DISTRICT 2 (COMMERCIAL) - APPROPRIATE IMAGES

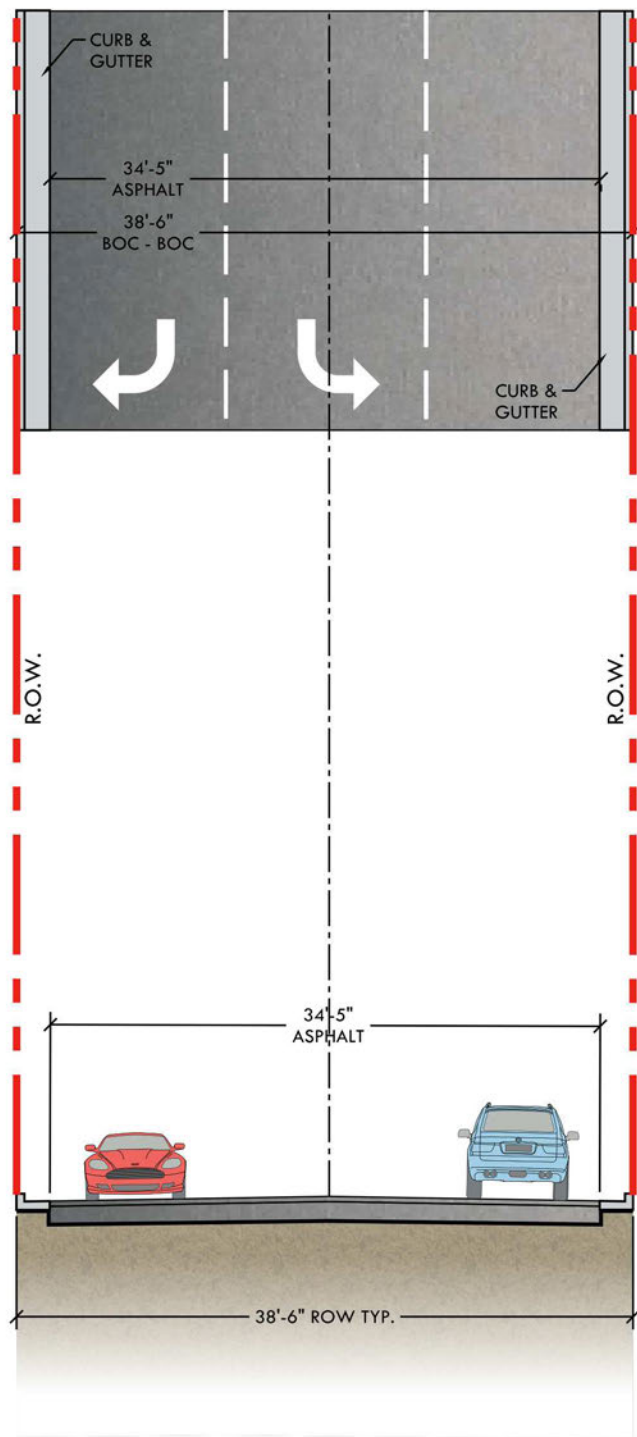


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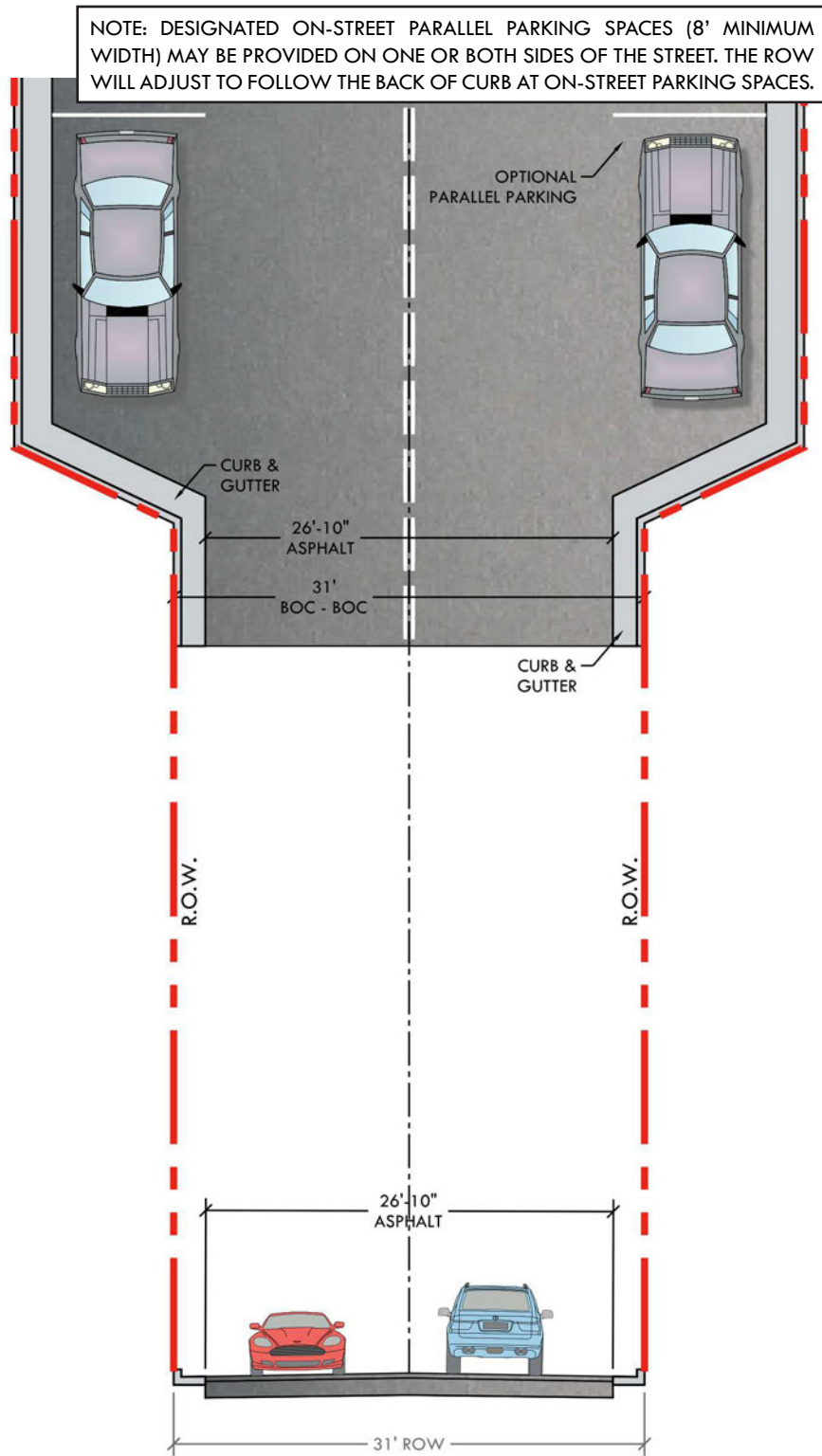
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STREET OPTION A

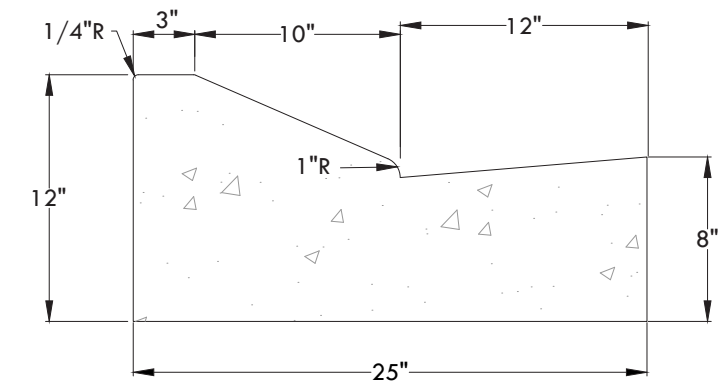


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STREET OPTION B



VALLEY CURB & GUTTER, TYP. - NTS

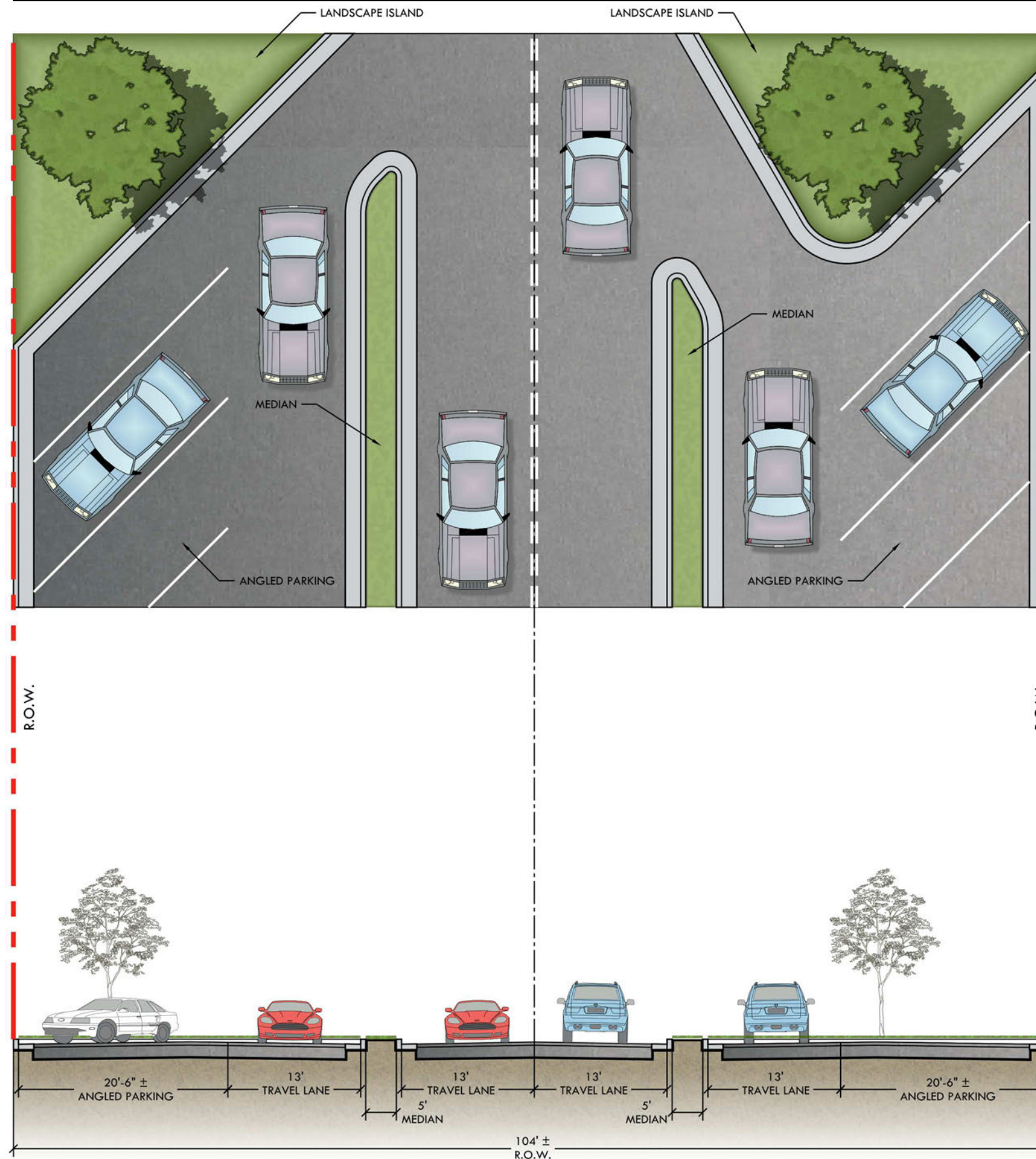


(MODIFY TO MATCH PAVEMENT: CATCH AND SPILL AS REQUIRED)

*OR EQUAL APPROVED BY THE CITY OF BARTLETT ENGINEER

NOTE:
VALLEY CURB & GUTTER MAY BE USED AS AN OPTION TO STANDARD 6-30 CURB AND GUTTER WITHIN DISTRICT 2.

STREET OPTION C

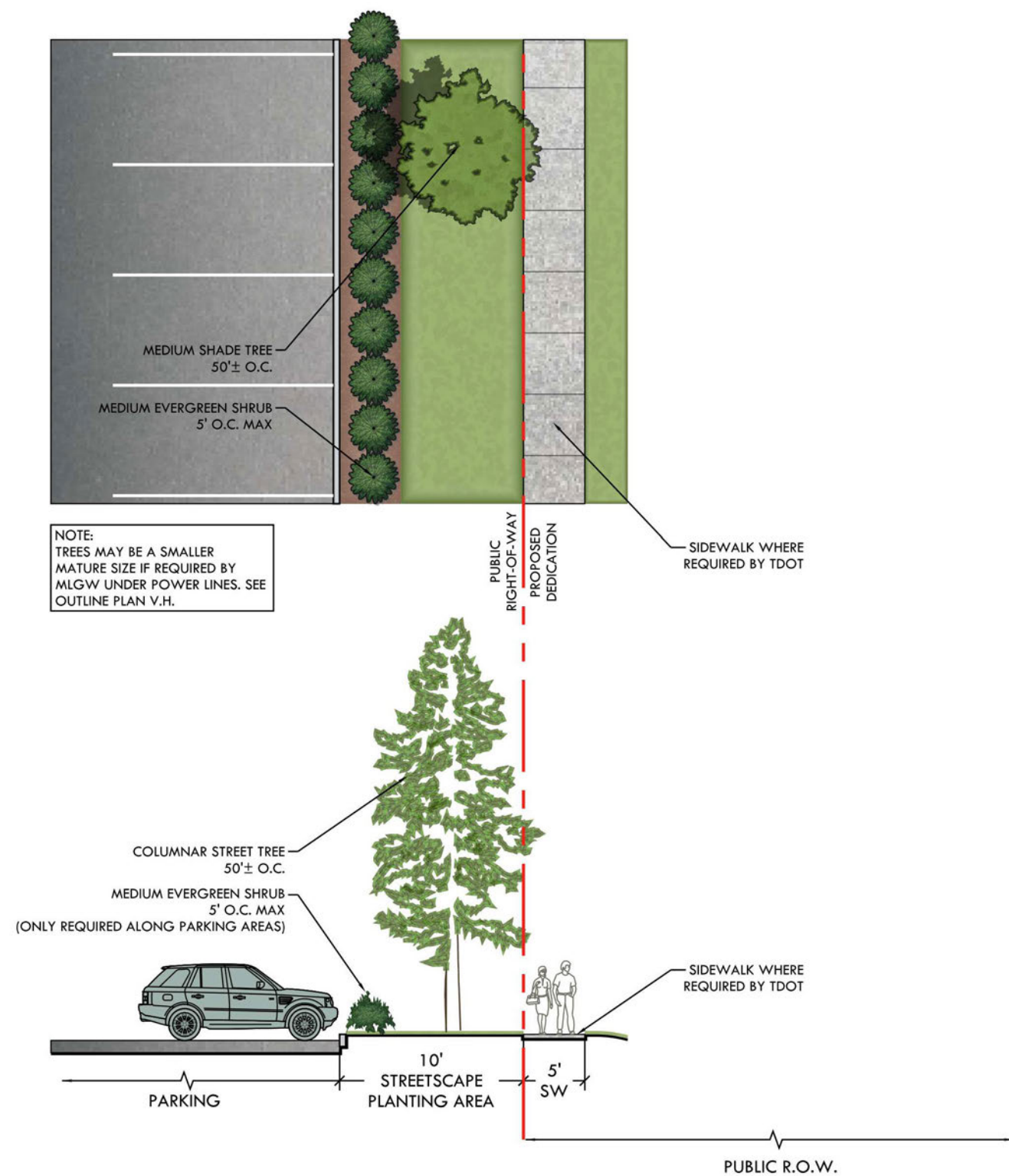


NOTE:
ANGLED PARKING IS ALLOWED ON ONE OR BOTH SIDES OF TRAVEL LANES.

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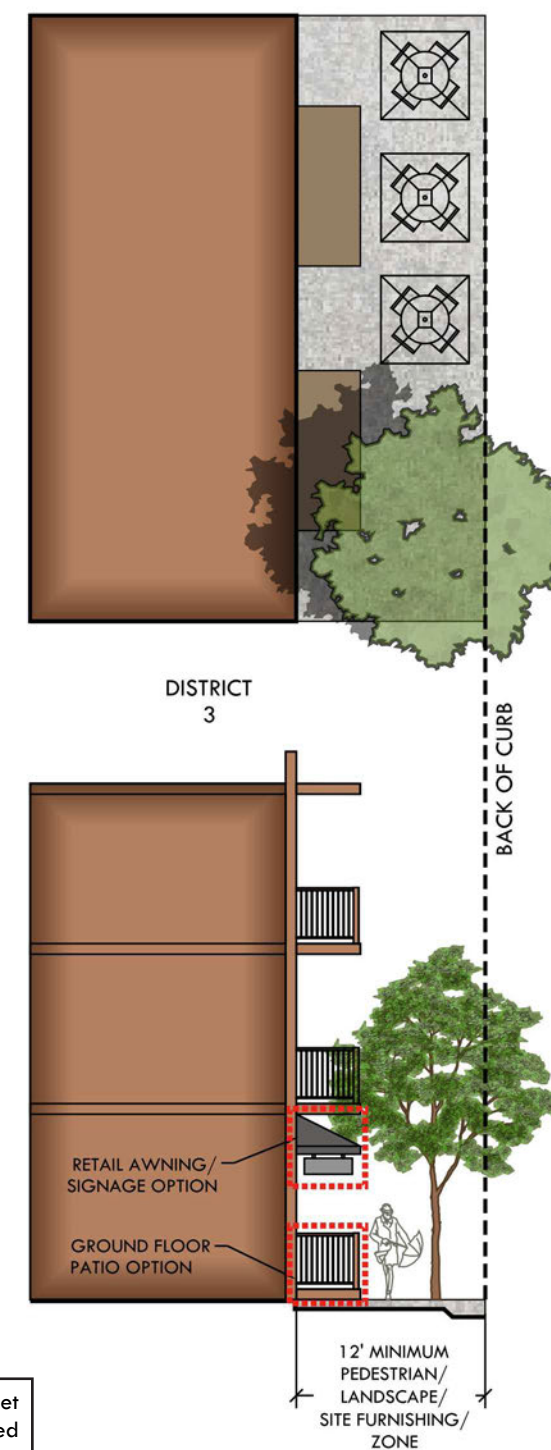
LANDSCAPE PLATE A

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ALONG HWY 70 AND HWY 64; ALONG INTERNAL STREETS (DISTRICT 2 COMMERCIAL)

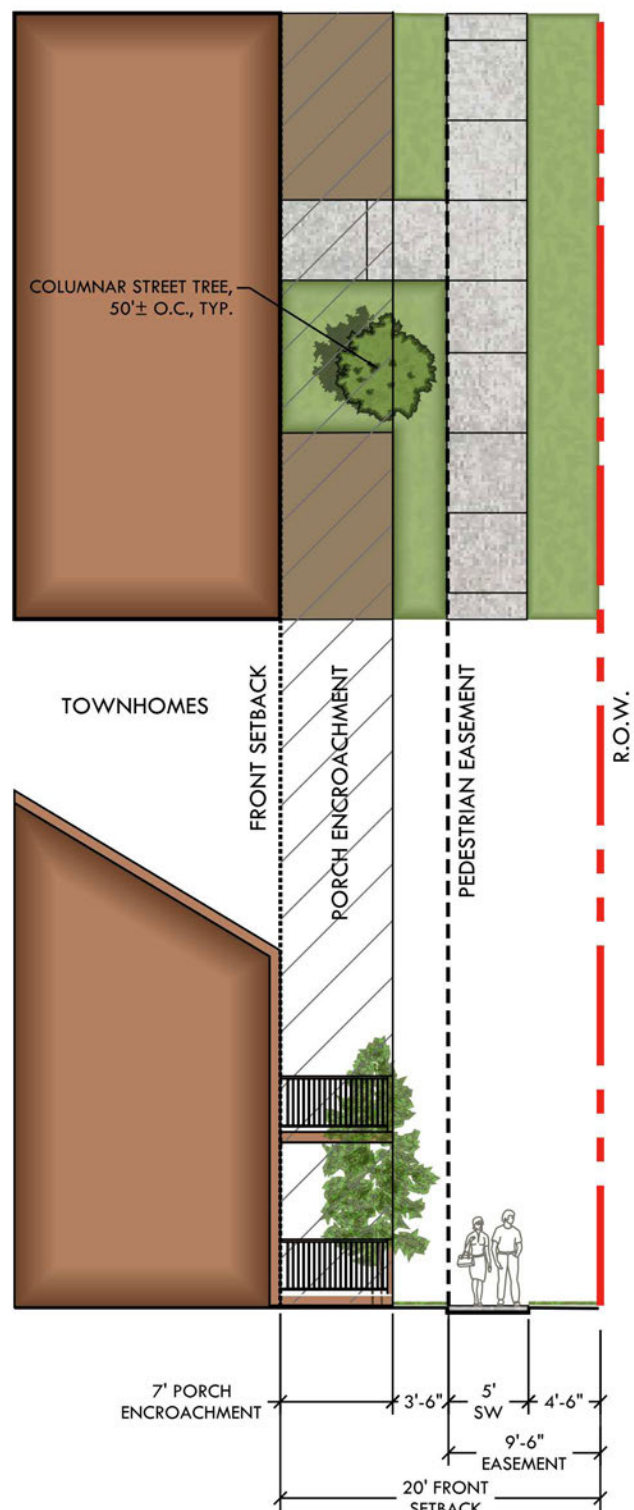
LANDSCAPE PLATE B



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ALONG INTERNAL STREETS (LOFTS AND FLATS)

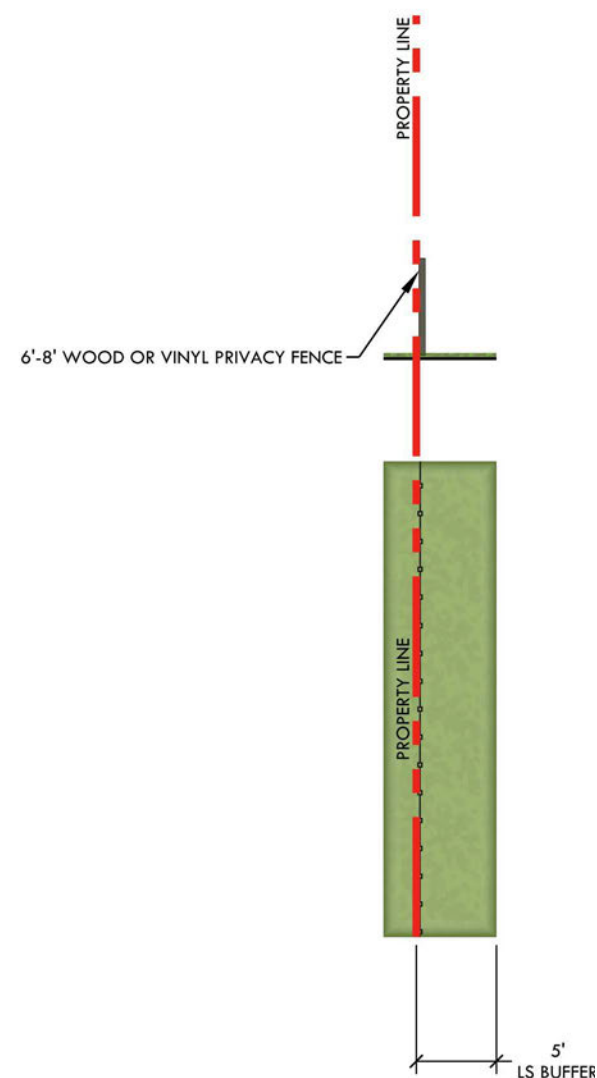
LANDSCAPE PLATE C



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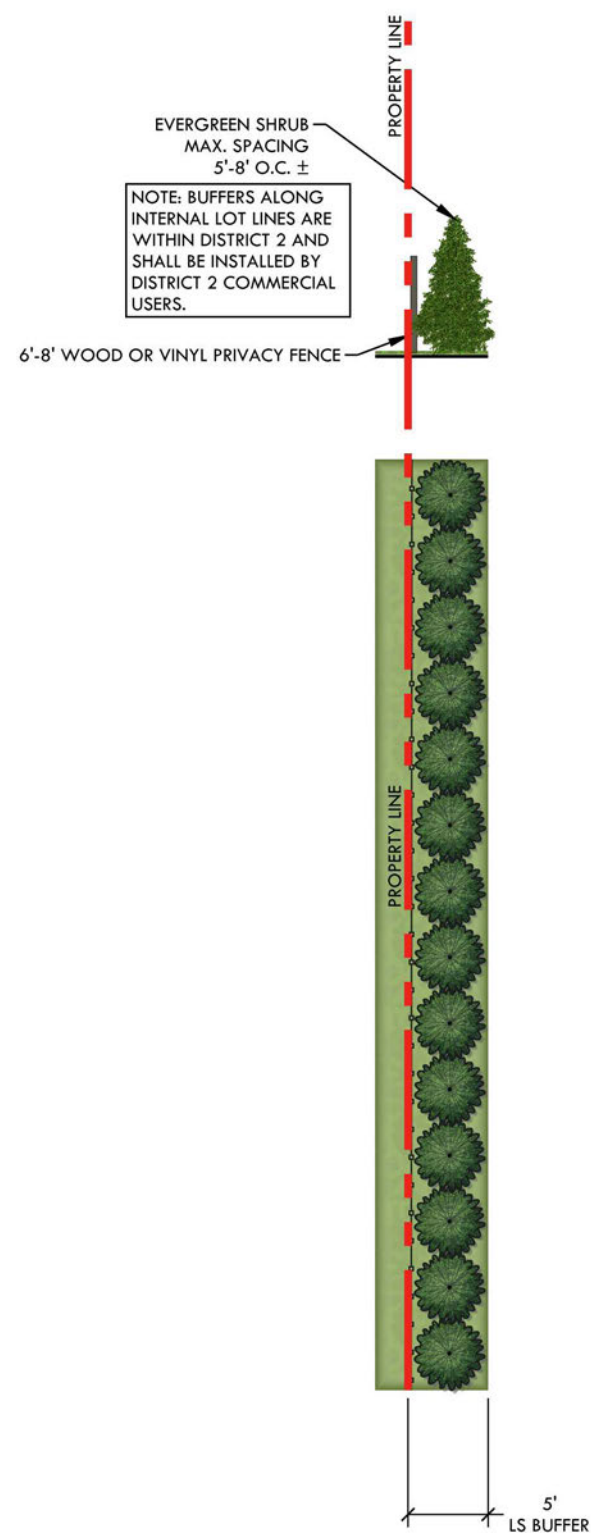
ALONG INTERNAL STREETS (TOWNHOMES)

LANDSCAPE PLATE D



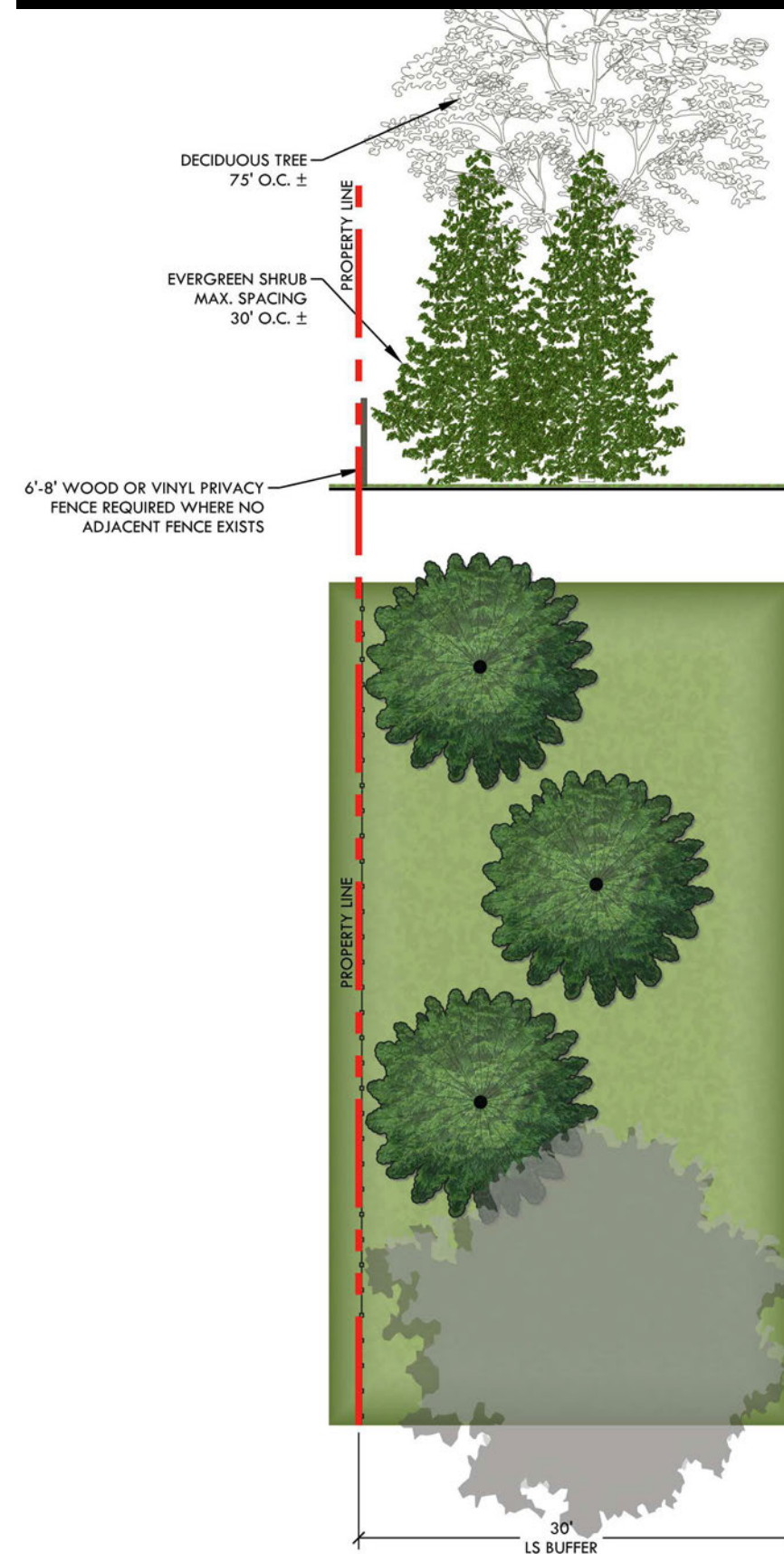
5' BUFFER (NORTH BOUNDARY)

LANDSCAPE PLATE E



5' BUFFER (DISTRICT 2, COMMERCIAL ADJACENT TO INTERNAL RESIDENTIAL)

LANDSCAPE PLATE F



30' BUFFER (EAST PD BOUNDARY)



SWINT GEORGE T SR AND
GEORGE T SWINT JR
PO BOX 342797
MEMPHIS TN 38184

STONE PROPERTIES GP
PO BOX 11553 PL
MEMPHIS TN 38111

SOUTHERN PROPERTY
INVESTORS
PO BOX 342707
MEMPHIS TN 38184

MASON HARRISON AND
JARRARD ENT
PO BOX 751510
MEMPHIS TN 38175

SMITH DUSTIN L
10601 BENT RIDGE CV
LAKELAND TN 38002

BROOKS DAVID B FAMILY TRUST
12057 CRANSTON DR
ARLINGTON TN 38002

WASH DEPOT VI INC
14 SUMMER ST #302
MALDEN MA 02148

CRUZ IRMA B AND NANCY B
CRUZ
142 TIMBER CREEK DR
CORDOVA TN 38018

JOHNSON EQUITY GROUP INC
AND ROBERT J
1661 INTERNATIONAL DR #400
MEMPHIS TN 38120

FIRST TENN BANK NATIONAL
ASSN
1755 LYNNFIELD
MEMPHIS TN 38119

TRUONG JEANNY A
PO BOX 18001
HATTIESBURG MS 39404

TENTRENT LLC
PO BOX 17233
JERSEY CITY NJ 07307

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE AZ 85261

SHERWIN-WILLIAM DEV CORP
101 W PROSPECT AVE
CLEVELAND OH 44115

ALLEN EARL W JR & RICCI D
107 SUNDROP LN
LAKE JACKSON TX 77566

EQUITY TRUST CO CUST FBO
1219 OAK LAKE CIR
COLLIERVILLE TN 38017

POLAGGARI SWATHI
1403 PEYTON RUN LOOP
COLLIERVILLE TN 38017

GOINSPLACES LLC
1519 UNION AVE #397
MEMPHIS TN 38104

ESTRANO CARLOS AND MIRIAM
ESTRANO
17 WILLOW GATE
ROSLYN HEIGHTS NY 11577

UNION DEPOT PARTNERS LLC
177 CRESCENT DR
COLLIERVILLE TN 38017

OROX LLC
PO BOX 1104
CULVER CITY CA 90232

BELLE PROPERTIES GROUP LLC
PO BOX 341381
MEMPHIS TN 38184

ESS PRISA LLC
PO BOX 71870
SALT LAKE CITY UT 84171

CATHERINE PARTNERSHIP
1055 SAINT CHARLES AVE #701
NEW ORLEANS LA 70130

MARTINEZ JESUS
1151 EVERGREEN RIDGE CV
COLLIERVILLE TN 38017

STAND OUT CAPITAL
MANAGEMENT LLC
13107 FRANKLIN HALL TRL
CARMEL IN 46033

GRUMPY LLC A TENNESSEE
LIMITED
1415 GOODMAN RD
HORN LAKE MS 38637

KOZLOWSKI MATTHEW J
1600 HARBOR BLVD #1405E
WEEHAWKEN NJ 07086

SCHULER INVESTMENTS LLC
1707 STILLWIND LN
COLLIERVILLE TN 38017

CSMA BLT LLC
1850 PARKWAY PL #900
MARIETTA GA 30067

PJSD LLC 1900 DALROCK RD ROWLETT TX 75088	RS RENTAL I LLC 1955 VAL VISTS DR #126 MESA AZ 85204	MULUPURU JAYARAM & SRIMANI 24127 NE 1ST PL SAMMAMISH WA 98074
6975 STAGE ROAD LLC 2424 RIDGE RD ROCKWALL TX 75087	JONES MICHAEL 2636 JUNEWAY DR BARTLETT TN 38134	VU HAI 2667 LAKESIDE DR MEMPHIS TN 38133
GLASS KELLY 2801 LAURA CIR BARTLETT TN 38133	KING DAVID JR & TANJA 2802 LAURA CIR MEMPHIS TN 38133	LONG DEBORAH L 2807 MARYLAND CIR MEMPHIS TN 38133
ALLEN VICTOR A 2808 LAURA CIR MEMPHIS TN 38133	IGIELSKI JANICE 2808 MARYLAND CIR MEMPHIS TN 38133	SLAUGHTER CHRISTOPHER L & DEMETRIA R 2811 MARYLAND CIR MEMPHIS TN 38133
ALVARADO MARICELA 2814 LAURA CIR BARTLETT TN 38133	KRUPINSKI ROBERT J 2815 MARYLAND CIR MEMPHIS TN 38133	SHORT MARZEE L 2819 MARYLAND CIR MEMPHIS TN 38133
CIRRUS PROPERTY RENTALS LLC 2819 W CANYON AVE SAN DIEGO CA 92123	BENNETT ERIC W 2820 JUANITA CIR MEMPHIS TN 38133	COOPER ARNETTA AND JOHN E HUGHES (RS) 2820 MARYLAND CIR BARTLETT TN 38133
WADE STEPHANIE 2821 JUANITA CIR MEMPHIS TN 38133	BRADFORD JENNIFER AND JIMMY E BRADFORD A 2825 MARYLAND CIR MEMPHIS TN 38133	FARMER WILLIAM J III AND WILLIAM T 2827 JUANITA CIR MEMPHIS TN 38133
CHALABI LAYLA AND AGEEL CHALABI 2831 JUANITA CIR MEMPHIS TN 38133	DAVIE WILLIAM S SR AND MARY A CHASTAIN 2869 ASPEN GLADE CV CORDOVA TN 38016	CGW ENTERPRISES LLC 2881 WHITTEN RD BARTLETT TN 38134
MCCLANAHAN JOHN D TRUST AND RJS 29 NORMANDY CIR MEMPHIS TN 38111	DAVENPORT MARILYN A 2906 CHRISTOVAL ST MEMPHIS TN 38133	POWELL MATTHEW & JENNIFER HARDEE-POWELL 2907 CHRISTOVAL ST MEMPHIS TN 38133
SMITH KATELYN R AND ZACKERY B EVANS (RS) 2914 CHRISTOVAL ST BARTLETT TN 38133	LOWRIGHT CHRISTOPHER J & JOHANNAH 2920 CHRISTOVAL ST MEMPHIS TN 38133	MONTOYA THERESA 2921 CHRISTOVAL ST MEMPHIS TN 38133

NICHOLSON DAVID B
2925 HARRELL RD
ARLINGTON TN 38002

DUNN KEVIN M
2939 CROWELL ST
BARTLETT TN 38133

POPE JOSEPH D & MADISON
2946 CROWELL ST
MEMPHIS TN 38133

MOORE DEBORAH L
2954 CHRISTOVAL ST
MEMPHIS TN 38133

THORNE ERIC S
2961 CROWELL ST
MEMPHIS TN 38133

EVANS STEVENS P & TERESA L
2967 CROWELL ST
MEMPHIS TN 38133

DRAKE ERIN AND MEREDITH D
KILGORE AND
297 TIMBERLANE DR
CORDOVA TN 38018

DAVENPORT RICHARD L SR &
DEBORAH R
2976 CHRISTOVAL ST
BARTLETT TN 38133

WYLIE SANDRA R
2989 CHRISTOVAL ST
BARTLETT TN 38133

JANOVETZ JOANNE C
2997 CHRISTOVAL ST
MEMPHIS TN 38133

WELCH WILBUR L & RUBENA B
REVOCABLE
2926 CHRISTOVAL ST
MEMPHIS TN 38133

BIGGER TIMOTHY J & AGNES O
2941 CHRISTOVAL ST
MEMPHIS TN 38133

HARDIN RANDLE D & LORENZA S
2947 CHRISTOVAL ST
MEMPHIS TN 38133

WATTS DONALD P & KATHRYN A
2955 CHRISTOVAL ST
MEMPHIS TN 38133

RICE MARY L
2962 CHRISTOVAL ST
BARTLETT TN 38133

HANKINS MELISSA A
2968 CHRISTIOVAL ST
MEMPHIS TN 38133

BRYAN IREYS H B & NATHAN S
2974 CROWELL ST
BARTLETT TN 38133

BRIDGES JULIE
2980 CROWELL ST
BARTLETT TN 38133

RUTHERFORD MICHAEL H
2996 CHRISTOVAL ST
MEMPHIS TN 38133

FALASCO JOSHUA P
3003 COTULLA CV
BARTLETT TN 38133

THEISEN COLLEEN
2935 CHRISTOVAL ST
MEMPHIS TN 38133

SOBCZAK JOHN R & SHERRI L
2946 CHRISTOVAL ST
BARTLETT TN 38133

BROOKS LOUIS D & VIRGIE L
2953 CROWELL ST
MEMPHIS TN 38133

HATHAWAY ROBERT L
2960 CROWELL ST
MEMPHIS TN 38133

MORRIS RUSSELL E
2963 CHRISTOVAL ST
MEMPHIS TN 38133

MAYTON PRESTON E
2969 CHRISTOVAL ST
BARTLETT TN 38133

TARTERA NICHOLAS M & AMY N
2975 CROWELL DR
BARTLETT TN 38133

BROWN VILLIE L & CYNTHIA L
2982 CHRISTOVAL ST
MEMPHIS TN 38133

SPIVEY JAMES A JR & REBECCA
H
2996 COTULLA CV
MEMPHIS TN 38133

PASCHALL JOSHUA S &
PATRICIA L
3009 COTULLA CV
BARTLETT TN 38133

MEKONNEN EYASU H AND SAMI
MEKONNEN (RS)
3010 CHRISTOVAL CV
MEMPHIS TN 38133

WHITTINGTON ALAN J & ANNA N
3016 CHRISTOVAL CV
BARTLETT TN 38133

ALVARADO NORBERTO
3018 CROWELL CV
BARTLETT TN 38133

HANKS NOAH W
3023 COTULLA CV
BARTLETT TN 38133

GELLER DEBORAH J
3025 CHRISTOVAL CV
BARTLETT TN 38133

CAMPBELL JIMMIE L
3031 COTULLA CV
MEMPHIS TN 38133

TULLEY PAUL D & KELLY M
3049 TYLER CV
MEMPHIS TN 38133

CURTIS PAUL G & JANET P
3064 TYLER CV
BARTLETT TN 38133

ROBIDAS JEANNEA L
3067 TYLER CV
MEMPHIS TN 38133

BRIGHT TOMMY J JR & S JEANNE
3076 AMBER REBECCA CV
BARTLETT TN 38133

STEWART STEVEN A & PAULA K
3011 CHRISTOVAL CV
MEMPHIS TN 38133

ODO VINCENT J JR
3017 CHRISTOVAL CV
MEMPHIS TN 38133

LEWIS AMY T
3019 CROWELL CV
BARTLETT TN 38133

PANNELL SHIRLEY A B & JOE L
3023 CROWELL CV
MEMPHIS TN 38133

DODD TERRY L & MAUREEN O
3028 CHRISTOVAL CV
MEMPHIS TN 38133

TARENA SHAYNE M & REBECA E
3045 TYLER CV
MEMPHIS TN 38133

HOLLAND DELORIS
3056 TYLER CV
MEMPHIS TN 38133

HEIN PAUL
3065 AMBER REBECCA CV
BARTLETT TN 38133

MANLEY LEANN
3072 TYLER CV
BARTLETT TN 38133

HOFFMAN RAVIN & JEREMY
3086 AMBER REBECCA CV
BARTLETT TN 38133

ZUNIGA ANDREA
3012 CROWELL CV
BARTLETT TN 38133

HARBIN KAITLYN C AND
KIMBERLY MCCLUSKEY
3017 COTULLA CV
MEMPHIS TN 38133

MURPHY DANIEL K
3022 CROWELL CV
MEMPHIS TN 38133

WOODY STEPHEN D
3024 CHRISTOVAL CV
MEMPHIS TN 38133

WRIGHT RUTH C
3029 CHRISTOVAL CV
MEMPHIS TN 38133

PANOS PETER A
3048 TYLER CV
BARTLETT TN 38133

CAREY ROY W & TRACIE
3059 TYLER CV
BARTLETT TN 38133

CHOICE CHARLES V & CALAH C
3066 AMBER REBECCA CV
BARTLETT TN 38133

HUGHEY JULIANNE C
3075 TYLER CV
MEMPHIS TN 38133

STURGELL JAMES W & MINDY L
3100 BRIARLY LN
BARTLETT TN 38135

WARREN RICHARD T JR
3109 VIA LOPEZ DR
MEMPHIS TN 38133

SPELLINGS JESSICA & ELON W
3115 VIA LOPEZ DR
BARTLETT TN 38133

PERSON ROLAND H &
STEPHAINE L
3130 VIA LOPEZ DR
BARTLETT TN 38133

PEEPLS-DICOCCO LIVING
TRUST
3455 COUNTY ROAD 751
JONESBORO AR 72405

STAFFORD ROBIN
3554 BLUE SLATE CV
BARTLETT TN 38133

BARLOW DENNIS L & MICHELLE
L
37041 SANTA CRUZ DR
BARTLETT TN 38133

MITCHELL BRUCE
39483 RIDGE PARK DR
SEVERANCE CO 80610

MALHOTRA SUHAIL
41 WALLER ST #205
AUSTIN TX 78702

NNN REIT INC
450 S ORANGE AVE #900
ORLANDO FL 32801

HOOMAN OKTAEI INC
5644 BARFIELD RD
MEMPHIS TN 38120

ROBBINS TIMOTHY C & SANDRA
M
3110 BRIARLY LN
MEMPHIS TN 38135

GARDNER MICHAEL & TAYLOR
3118 MILKYWAY DR
BARTLETT TN 38134

SAUNDERS ROBERT S & LINDA S
3136 VIA LOPEZ DR
MEMPHIS TN 38133

BAPTIST MEMORIAL MEDICAL
GROUP INC
350 N HUMPHREYS BLVD
MEMPHIS TN 38120

SISTARE JOE F AND MARY H
SISTARE
3642 OAK RD
MEMPHIS TN 38135

RADIANT GROUP OF
PROPERTIES LLC
384 DISTRIBUTION PKWY
COLLIERVILLE TN 38017

WALKER WILLIAM R
401 UTAH DR #H
PETALUMA CA 94952

MOORE ELVIS D SR
4230 CURVE NANKIPOO RD
HALLS TN 38040

ARMM ASSET CO 2 LLC
5001 PLAZA ON THE LAKE #200
AUSTIN TX 78746

EMMONS INVESTMENTS LLC
5790 FERGUSON RD
BARTLETT TN 38134

CHAPMAN BRYAN & GINGER
3110 VIA LOPEZ DR
MEMPHIS TN 38133

GOSS ARTHUR D & KAREN M
3120 BRIARLY LN
BARTLETT TN 38135

TERRAVET BARTLETT LLC
33 ROCK HILL RD #320
BALA CYNWYD PA 19004

HOME SFR BORROWER II LLC
3505 KOGER BLVD #400
DULUTH GA 30096

YU DIANE
3695 STONETRACE CIR
BARTLETT TN 38135

GOLDSTAR HOMES LLC
3840 WINCHESTER RD
MEMPHIS TN 38118

CARLSON DEAN & KATHY L
4035 HADLEY DR
MEMPHIS TN 38133

RICE M K
4400 W CHERRY PLACE DR
MEMPHIS TN 38117

STAGECOACH COLLECTION
BACELINE LLC
511 BROADWAY
DENVER CO 80203

NFH2 G P
5858 RIDGEWAY CENTER PKWY
MEMPHIS TN 38120

PATEL VISHALKUMAR A
605 AMOS CT
MC KINNEY TX 75070

ESSENTIAL PROPERTIES LLC
6263 POPLAR AVE #200
MEMPHIS TN 38119

TUCKER RYAN
6280 CHESTER ST #101
ARLINGTON TN 38002

CITY OF BARTLETT
6400 STAGE RD
MEMPHIS TN 38134

HMT HOLDCO LLC AND MARIAN
H KELLY
65 UNION AVE #12
MEMPHIS TN 38103

STEWARD DAVID F LIVING
TRUST
6809 SUMMER AVE
MEMPHIS TN 38134

AHMED SHDI AND LUTFI &
MALAK AHMED
6859 HWY 70
MEMPHIS TN 38134

MEMPHIS GOODWILL INC
6895 STAGE RD
MEMPHIS TN 38133

SCHA LLC
6923 STAGE RD
MEMPHIS TN 38133

SEVEN BROTHERS PROPERTIES
LLC
6926 E SHELBY DR
MEMPHIS TN 38141

CONTREAS-ROMERO CHRISTIAN
D AND MONICA
6964 JUANITA CIR
BARTLETT TN 38133

MEYERS CHARLES H JR
6969 DEBRA CV
MEMPHIS TN 38133

LEFFLER KATHRYN L AND JAY M
LEFFLER AND
6970 JUANITA CIR
MEMPHIS TN 38133

TUCKER MAURICE SR
6971 JUANITA CIR
MEMPHIS TN 38133

BARRIOS ROSA A AND ERIK A
SALUGERO (RS)
6972 DEBRA CV
MEMPHIS TN 38133

VATTER DAVID W AND KRISTY E
SMITH (RS)
6978 JUANITA CIR
MEMPHIS TN 38133

CONNOLLY THERESA N
6979 DEBRA CV
MEMPHIS TN 38133

BARNED ALVIN & MARIA
6979 JUANITA CIR
MEMPHIS TN 38133

HESTER TRAVIS L
6982 JUANITA CIR
MEMPHIS TN 38133

FLEMING JESSE K
6983 DEBRA CV
MEMPHIS TN 38133

RUSSELL DEDRICK D
6984 DEBRA CV
MEMPHIS TN 38133

ST GEORGE ORTHODOX
CHURCH INC OF THE ORT
6984 US HIGHWAY 70
BARTLETT TN 38133

EDINBURGH WANZY G
6985 JUANITA CV
MEMPHIS TN 38133

NGUYEN MICHAEL A & TANIA T
6987 DEBRA CV
MEMPHIS TN 38133

BRITTON DOUGLASS L
6988 DEBRA CV
MEMPHIS TN 38133

UTLEY CAROLYN L
6988 JUANITA CIR
MEMPHIS TN 38133

SHIELDS RICKY D
6988 JUANITA CV
MEMPHIS TN 38133

SZIMANOUSS CHRISTOPHER
6991 JUANITA CIR
MEMPHIS TN 38133

CRUTCHFIELD CHRISTOPHER A
6992 DEBRA CV
MEMPHIS TN 38133

MURAYA JENNIFER M
6993 DEBRA CV
MEMPHIS TN 38133

BANUELOS JONATHAN A L
6997 DEBRA CV
MEMPHIS TN 38133

VINCENT RONALD & ALISA
70 FOREST EDGE DR
EADS TN 38028

FELLOWSHIP BAPTIST CHURCH
OF BARTLETT
7002 SUMMER AVE
MEMPHIS TN 38133

SHAW LAWRENCE E & MARIE L
7004 DEBRA CV
MEMPHIS TN 38133

JORDAN BRIANNA M
7020 LAURA CIR
MEMPHIS TN 38133

MILLER JAMES A & DENA R
7028 LAURA CIR
MEMPHIS TN 38133

MCDONALD-MARTIN DONNA
7031 DEBRA CV
MEMPHIS TN 38133

PARNELL BRUCE
7034 LAURA CIR
MEMPHIS TN 38133

SEGERSON PERRI C
7040 DEBRA CV
MEMPHIS TN 38133

SPENCER STEPHANIE AND
RICKY KING (RS)
7041 LAURA CIR
MEMPHIS TN 38133

ODOM ROBERT K
6998 DEBRA CV
MEMPHIS TN 38133

TOVAR JOSE S V & BERTHA R
MIRANDA
7000 JUANITA CV
MEMPHIS TN 38133

MATA ROSA & CESAR L
DOMINGUEZ
7003 DEBRA CV
MEMPHIS TN 38133

AG AIM MEMPHIS RE HOLDINGS
LLC
7007 STAGE RD
BARTLETT TN 38133

RAYFORD SHANIQUEA
7021 DEBRA CV
MEMPHIS TN 38133

RUIZ EDUARDO S
7029 LAURA CIR
MEMPHIS TN 38133

VONGPHRACHANH
PHIENGMAN Y & SOMJIT
7032 DEBRA CV
MEMPHIS TN 38133

CHURCH OF THE LORD JESUS
CHRIST (THE)
7036 US HIGHWAY 70
MEMPHIS TN 38133

RILEY PEARLIE
7040 LAURA CIR
MEMPHIS TN 38133

ZUANAZZI FLAVIA G & GIANNI M
7045 DEBRA CV
MEMPHIS TN 38133

ERAZO WENDY Y & JUAN
RODRIGUEZ
6999 JUANITA CIR
MEMPHIS TN 38133

LEFEVER BETH J
7002 JUANITA CIR
MEMPHIS TN 38133

FIELDS ZANE
7003 JUANITA CIR
MEMPHIS TN 38133

PHILLIPS THELMA & TERRY
7010 JUANITA CV
MEMPHIS TN 38133

HERNANDEZ FRANCISCO A
7025 DEBRA CV
MEMPHIS TN 38133

WALKER SHIRLEY
7030 LAURA CIR
MEMPHIS TN 38133

LAVARIAS KAREN E
7034 LAURA CIR
MEMPHIS TN 38133

MURPHY ANITA R (ESTATE OF)
7039 LAURA CIR
MEMPHIS TN 38133

SOLIMAN AHMED
7041 DEBRA CV
MEMPHIS TN 38133

LAURY WAYNE & ANN
7047 SANTA CRUZ DR
BARTLETT TN 38133

TRAN LIEM N & DO THI CAO
7048 LAURA CIR
MEMPHIS TN 38133

DOZIER DWIGHT P
7070 SANTA CRUZ DR
BARTLETT TN 38133

DODRILL RODNEY B & JUDITH A
7080 SANTA CRUZ DR
MEMPHIS TN 38133

BREWER MAXINE V
7094 MARYLAND CT
MEMPHIS TN 38133

PANYANOUVONG
THRONGSAVANH & XAYPHONE
7112 MARYLAND CT
MEMPHIS TN 38133

OROZCO JOSE D & YOLANDA
7120 MARYLAND CT
MEMPHIS TN 38133

ASMUS ROBERT L AND BONNIE L
ASMUS
7135 DEVINE
BARTLETT TN 38133

BECHTEL WILLIAM P
7154 LAMESA LN
BARTLETT TN 38133

ROOK THOMAS G
7163 LAWN LN
MEMPHIS TN 38133

BOLEN ALLEN G & JEANNE M
7168 LAWN LN
MEMPHIS TN 38133

WILLIAMS MOE CONSTRUCTION
CO INC
7050 LAURA CIR
MEMPHIS TN 38133

VONPHRACHANH SISOUPHANH
& CHANDY
7071 SANTA CRUZ DR
MEMPHIS TN 38133

CARTER STEVEN L
7086 MARYLAND CT
MEMPHIS TN 38133

DANG QUOC AND DIEP THI DANG
7100 SANTA CRUZ DR
MEMPHIS TN 38133

CARROLL JACKIE
7115 MARYLAND CT
MEMPHIS TN 38133

LEE MAY N
7123 SANTA CRUZ DR
BARTLETT TN 38133

BURROUGHS KENNETH
7147 DEVINE ST
BARTLETT TN 38133

TABOADA NELSON & WILMA
7157 LAMESA LN
BARTLETT TN 38133

HILL LAVERNE B (ESTATE OF)
AND PHILIP
7164 DEVINE ST
BARTLETT TN 38133

STEVENS J BRADLEY AND
MELISSA A WHITE
7169 LAMESA LN
MEMPHIS TN 38133

BRYANT JEREMY B & APRIL
7055 SANTA CRUZ DR
MEMPHIS TN 38133

WOODS JOSEPH E II & ELLEN P
7077 SANTA CRUZ DR
MEMPHIS TN 38133

WAMPLER CHARLES L & TAMMY
G
7090 SANTA CRUZ DR
MEMPHIS TN 38133

TAYLOR JOSEPH C & BARBARA J
7105 SANTA CRUZ DR
MEMPHIS TN 38133

ELLIS OSCAR & KYOKO
7116 MARYLAND CT
MEMPHIS TN 38133

CARPENTER GENEKA J
7124 MARYLAND CT
MEMPHIS TN 38133

SEGERSON JAMES E &
DEBORAH M
7148 DEVINE ST
MEMPHIS TN 38133

HOLIFIELD TONYA & KYLE
7158 LAMESA LN
MEMPHIS TN 38133

JOYCE JAMES A
7165 LAMESA LN
BARTLETT TN 38133

POTEET WILLIAM B &
JACQUELINE K
7171 DEVINE ST
MEMPHIS TN 38133

GEORGE JOSEPH A
7173 LAMESA LN
BARTLETT TN 38133

GASKINS ARTHUR W
7174 LAMESA LN
BARTLETT TN 38133

CHIN M BERNICE
7181 LAMESA LN
MEMPHIS TN 38133

MCELVAIN JONNY
7185 LAMESA LN
BARTLETT TN 38133

WHEETLEY NICOLE D
7187 LAMESA LN
BARTLETT TN 38133

WILKS KIMBERLY
7188 LAMESA LN
MEMPHIS TN 38133

SHOOK PATRICIA A
7189 LAMESA LN
MEMPHIS TN 38133

RODRIQUEZ ALFREDO E &
MIRIAM J B MACIAS
7192 LAMESA LN
MEMPHIS TN 38133

TOWNS MARK
7196 HWY 70
BARTLETT TN 38133

MAXWELL JOHN B JR (TR)
766 S WHITE STATION RD #2
MEMPHIS TN 38117

HENSLEY BILL AND REBA
HENSLEY TRUST
784 ROCKY POINT RD
CORDOVA TN 38018

JERAM GEORGE AND ANDREA
RICHARDS (RS)
80 PILOT POINT LN
STEWART TN 37175

WINNY OSCAR LLC
8028 CROSS VILLAGE DR
GERMANTOWN TN 38138

KISHIDA KUNIO
830 WILLOW TREE CIR
CORDOVA TN 38018

CROMWELL CYNTHIA C
8601 US HWY 70
ARLINGTON TN 38002

SMITH WEIL
8659 MEMPHIS ARLINGTON DR
BARTLETT TN 38133

MANNCO PROPERTY
MANAGEMENT LLC
8768 CRADDLE HILL CV
ARLINGTON TN 38002

DAEDALUS INNOVATIONS
950 HARBOR VIEW DR
MEMPHIS TN 38103

The Great Seal of Bartlett Tennessee is a circular emblem. The outer ring contains the text "THE GREAT SEAL OF BARTLETT TENNESSEE" at the top and "1866" at the bottom. The inner circle is divided into four quadrants: the top-left quadrant shows a cotton plant with the word "AGRICULTURE" below it; the top-right quadrant shows a loom with the word "LAW" below it; the bottom-left quadrant shows a steam locomotive; and the bottom-right quadrant shows the word "COMMERCE" below a horizontal line.

Recommend purchasing a Falcon 3 Ton Transporter Asphalt/ Recycler through Buy Board. (Matt Crenshaw, Director of Public Works)

Public Works is requesting to purchase a Falcon 3 Ton Asphalt/ Recycler Transporter for General Maintenance. This is a Buy Board purchase. Contract # Q00467.

Jet Vac Equipment Company	\$42,263.00
---------------------------	-------------

Funds are available in Account 311.48311.785.30726 for a total cost of \$42,263.00.

Thank you for your consideration.

Q00467 - City of Bartlett TN (Falcon 3T1B-D) (Contract Pricing) (D2)- Specs



FLORIDA SHERIFFS
ASSOCIATION



Date: 07/11/2025

Quoted To:

City of Bartlett Public Works
Attn: Accounts Payable
7335 Yale Road
Bartlett TN 38133

Location: COOKEVILLE

Quote Number: Q00467

Expiry Date: 08/11/2025

Salesperson: KYLE ANDERSON
KYLE@JET-VAC.COM

Responsible: BRITTANY WINDHAM
brittany@jet-vac.com

Attention: Kasey Williamson

We propose to furnish the equipment described herein in accord with the specification, terms, and conditions outlined.

Falcon 3 Ton Transporter - Diesel 38,763.00

12 v batteries, Triple wall construction, Fully insulated,
Automatic Temperature Control, VIP, One-piece seamless ceramic combustion chamber
Battery charger package
Electric Brakes with safety breakaway
Tandem axle trailer frame - 2"x6"x1/4" Tubular steel
16" tires - Load Range E
Included Options:
Single Diesel burner
Dump box
Standard frame - 16'
Falcon Smart Control package includes:
7 day timer, fuel level gauge, hour meter, voltmeter,
temperature gauge
3 position tool holder, hopper access step, release agent
basket
Light package includes: Two red stop/tail/turn and one
amber strobe per side, LED night work lights, warning
strobe light
LED arrow stick

Additional options (To be added to base price):
Hydraulic loading and unloading doors [\$4,962]

Additional Charges

EQP SHIPPING

3,500.00

Comments

BuyBoard

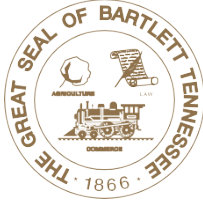
Proposal Tabulation No. 685-22 - Construction, Road and
Bridge, and Other Related Equipment

QUOTE AMOUNT REFLECTS BUYBOARD PRICING & INCLUDES 10%
CONTRACT DISCOUNT

Selling Price:	42,263.00
Tax:	
Net Selling Price:	42,263.00

Accepted by:

Prepared by:



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

Resolution 20-25

**Meeting: 7/22/2025 6:00 PM
Department: Finance
Category: Resolution
Prepared By: Dick Phebus, Finance
Director
Initiator:
Sponsors:**

A resolution to amend the Fiscal Year 2026 General Fund Budget to appropriate \$6,500 for qualified law enforcement officers funded by the State of Tennessee Recruitment and Retention Grant Program.

WHEREAS, the State of Tennessee Peace Officer Standard and Training Commission has provided funding for its Recruitment and Retention Grant program for eligible Bartlett Police Department law enforcement officers in the amount of \$6,500 and the funds have been received by the City; and

WHEREAS, to distribute the funds to the eligible police personnel it is necessary to amend the Fiscal Year 2026 Operating Budget for the Police Department to appropriate the revenues and expenditures; and

NOW THEREFORE BE IT RESOLVED By the Board of Mayor and Aldermen that, the Fiscal Year 2026 General Fund budget is amended to accept the State of Tennessee Recruitment and Retention Grant proceeds of \$6,500 and appropriate \$6,500 in expenditures to the affected qualified law enforcement officers.

Adopted this day of July 22, 2025

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

David Parsons, Mayor

Attest: _____
Penny Medlock, City Clerk



State of Tennessee
 Commissioner of Finance and Administration
 To the Treasurer of the State of Tennessee

State of Tennessee Remittance Advice
Payment Made Through Automated Clearing House

ACH Number 0006804627

City Of Bartlett
 6400 Stage Rd

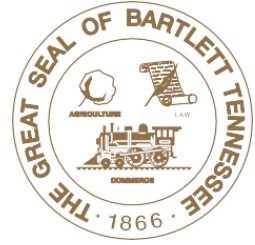
Bartlett TN, 38134-3739
 USA

Account Number XXXXX6043
 Deposit Effective Date 07/11/2025
 Total Payment \$6,500.00

Payment Summary					
Supplier Number: 0000001617					
Agency Name	Telephone	Invoice Date	Invoice ID	Voucher Number	Paid Amount
Commerce & Insurance	615/741-2241	06/13/2025	77833-1318	00161743	\$6,500.00
Recruitment and Retention Grant					

Board of Mayor and Aldermen
July 22, 2025

Item Memo

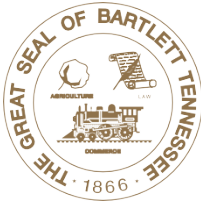


Consent Summary:

Formal Body:

Attachments:

Yale Rd-Bartlett Blvd PD, PC Minutes July 2025



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

Resolution 27-25

Meeting: 7/22/2025 6:00 PM
Department: Planning
Category: Resolution
Prepared By: Sam Harris, Senior
Planner
Initiator:
Sponsors:

A Resolution Approving a Special Use Permit to Allow a Planned Residential Development to be located at the southeast corner of Yale Road at Bartlett Boulevard, within the “RS-10” Single Family Residential Zoning District.

WHEREAS, an application has been made for a Special Use Permit to allow a Planned Residential Development to be located at the southeast corner of Yale Road at Bartlett Boulevard within the “RS-10” Single Family Residential Zoning District.

WHEREAS, according to Article 6, Section 3 of the Bartlett Zoning Ordinance, a Special Use Permit is required within the “RS-10” Single Family Residential Zoning District to allow a Planned Residential Development.

WHEREAS, the Planning Commission reviewed the proposed Special Use Permit to allow a Planned Residential Development to be located at the southeast corner of Yale Road at Bartlett Boulevard on Monday, July 7, 2025, in accordance with their regulations and approved the favorable recommendation of approval of the Special Use Permit; and

WHEREAS, the Board of Zoning Appeals reviewed a proposed variance from the minimum lot size requirement for a Planned Development on Thursday, December 19, 2024, in accordance with their regulations and granted the variance; and

WHEREAS, the Board of Mayor and Aldermen held a Public Hearing on the 26th day of August, 2025, and approved the Special Use Permit to allow a Planned Unit Residential Development to be located at the southeast corner of Yale Road at Bartlett Boulevard, subject to the following conditions:

Engineering Conditions:

General:

1. A Residential Subdivision Contract will be required to cover all associated fees and bond.
2. Applicant/ Engineer shall provide a digital set of drawing files showing the sanitary sewer lines, drainage lines, lot lines and all improvements in AutoCAD format to ecampbell@cityofbartlett.org and dhubbard@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve any conflicts.
3. A SWPPP, a TDEC permit, and an ARAP will be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
4. The private road is offset to the east of Countryhill Drive, which provides the potential for head on collisions in the center of Yale for left turning vehicles. This access, if it remains in this location, needs to be right-in-right-out. If a full movement intersection is desired, it shall be shifted to the west to line up or offset west of the street on the north side.
5. All new utilities shall be underground.
6. All mark-ups and corrections shall be addressed on the revised plans.

Plat:

7. All sewer, water, drainage, and other utility easements shall be shown. Additional 20' sewer easement will also be required on the property to the south for sewer connection.
8. Area for storm water detention is to be shown and labeled non-buildable.
9. Common Open Space shall be shown to be maintained by the HOA. Including private drive and detention area.
10. Show where the permanent SD survey monuments are to be installed. See Article IV, section 4 of the City's subdivision ordinance.
11. No direct driveway access shall be permitted to Yale or Bartlett Blvd from any lot within this development.

Site Plan:

12. Detention shall be shown.
13. Plan and profile sheet for road should be included.

Sanitary Sewer Plan:

14. Sewer profile will be required.
15. Structure and pipe data shall be shown with space provided for as-builts.
16. If any sewer cleanout is located in a paved area, then it shall comply with the detail approved by Bartlett Codes, which involves a brass connection and a concrete collar.
17. Tracer wire is required on all public sewer. Add detail to plan set.

Erosion Control Plan:

18. The Engineer may need to submit a SWPPP to TDEC with a copy sent to the City of Bartlett Engineering Department. Once TDEC has issued the Notice of Coverage (NOC), a copy shall be sent to the City of Bartlett Engineering Department.
19. EPSCs shall be shown in areas of off-site sewer installation.
20. An additional sheet is required for final stabilization of the site.
21. Metal posts with wired backed fence are required on the proposed silt fences.

Grading & Drainage Plan:

22. Detention will be required, provide detention analysis.

Planning Comments:

1. Staff recommends the front yard setback for Bartlett Boulevard be adjusted to 30 feet in order to make room for the realignment of the private drive with Countryhill Drive.

Planning Conditions:

1. The applicant shall add street names for the future Construction Plan and Final Plan submittals.
2. The applicant shall include a tree survey with a tree table with the Construction Plan.

3. The applicant shall include a landscape plan for the common open spaces.
4. A note shall be added to the plat stating that the proposed Planned Development requires a homeowner's association to be formed to maintain all common amenities. (All landscaping, subdivision fence, subdivision sign, private street, and other features.)
5. The applicant shall attach the homeowner's association bylaws instrument number and the covenants and restrictions instrument number to the final plat.
6. The applicant shall obtain Design and Review Commission approval for the common open space amenities and subdivision signage.
7. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that maybe suggested by the Board of Mayor and Aldermen.
8. Should the Planned Development be approved by the Board of Mayor and Aldermen, the applicant shall submit construction and final subdivision plans, along with a site plan application to the Design Review Commission for the common open space areas and the amenities to be installed in the common open spaceareas.

WHEREAS, the Board of Mayor and Aldermen have determined that this Special Use Permit should be approved;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF BARTLETT, TENNESSEE, that the Special Use Permit to allow a Planned Residential Development to be located at the southeast corner of Yale Road at Bartlett Boulevard, incorporating the above listed conditions, is approved.

ADOPTED THIS 26th DAY OF AUGUST, 2025.

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

David Parsons, Mayor

Attest: _____
Penny Medlock, City Clerk

SAVE

PRINT

EMAIL



PC Planned Development Application Application

Date: 06/02/2025

Project Information

Property Address: 0 Bartlett Blvd

Project Name:

Present Zoning: RS-10

of Lots:

5

Description: SFR

Applicant / Owner

Applicant Name: Gustavo Vazquez

Company Name:

Address: 3708 Raleigh Millington

City, State, Zip: Memphis, TN 38128

Phone: 9013838668

Email: gustavo28leonel@gmail.com

Owner Name:

Gustavo Vazquez

Company Name:

Address:

3708 Raleigh Millington

City, State, Zip:

Memphis, TN 38128

Phone:

9013838668

Email:

gustavo28leonel@gmail.com

Architect / Engineer

Architect Contact:

Company Name:

Address:

City, State, Zip:

Phone:

Email:

Architect Contact:

Company Name:

Address:

City, State, Zip:

Phone:

Email:

David Bray

The Bray Firm

2950 Stage Plaza North

Bartlett, TN 38134

9013838668

dgbay@comcast.net

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

David Gean Bray

Name

06/02/2025

Date

Planning Commission Planned Development Checklist

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

- ☒ Plot plan, drawn at a scale no smaller than 1" = 100', showing the following information for each parcel (several parcels may be included on one sheet):
 - ☒ Name and location of planned development, name of owner and designer, date, north point, and scale.
 - ☒ Location of existing and platted property lines, streets, buildings, water courses, railroads, sewers, bridges, culverts, drain pipes, water mains, easements, and the present zoning classification of the site and adjoining land.
 - ☒ Proposed street names and the location and dimensions of proposed streets, drives, alleys, easements, parking areas, parks and other open space, reservations, lot lines, and building setback lines.
 - ☒ A drainage plan showing the existing and proposed drainage with contour intervals at not less than two feet. Also, provide flood hazard details when applicable.
 - ☒ All dimensions and acreage to the nearest tenth, building locations, number of dwelling units, landscape plans, and other information as may be required by the Planning Commission.
 - ☒ Requested uses, including purpose (attach statement, one page maximum).

☒ Buffer planting areas.

- ☒ A tree survey by a certified arborist is required if there are trees larger than 6" in diameter on the site.
- ☒ A tree protection plan that is signed by a surveyor and arborist showing trees to be removed and saved is required.
- ☒ Erosion control plan.
- ☒ Location of sewer and water services and water meter sizes.
- ☒ Legal description (may be attached to plot plan).
- ☒ One (1) 8 1/2" x 11" transparency of the plot plan, for use with an overhead projector.

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).

Include a fee with this application (payable to the City of Bartlett) of \$1,000 for five (5) acres or less, plus \$30 per additional acre to a maximum of \$2,000. The fee is not refundable. Amendment fee is \$300 plus \$30 per additional acre over five to a maximum of \$2,000.

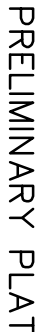
INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

NOTES :

1. SETBACKS
A. MIN. FRONT- 40 FEET BARTLETT BLVD, 30 FEET YALE ROAD
B. MIN. SIDE- 5 FEET
C. MIN. REAR- 25 FEET
2. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #4715/C01906 DATED FEBRUARY 6, 2013.

3. IF SETTLEMENT OCCURS ALONG ANY OF THE PUBLIC EASEMENTS WITHIN THE PRIVATE PROPERTY, THE OWNER SHALL BE RESPONSIBLE FOR ALL REPAIRS. IN THE EVENT THAT "PUBLIC WORKS" REQUIRE TO REPAIR A LEAK IN A PUBLIC LINE, "PUBLIC WORKS" SHALL BE RESPONSIBLE FOR THE REPAIRS. THE OWNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE ADJACENT PROPERTY CAUSED BY THE LEAK AND BRINGING THE AFFECTED AREA UP TO GRADE WITH APPROPRIATE SUB-BASE MATERIAL, BUT THE OWNER SHALL BE RESPONSIBLE FOR ALL FINISH WORK INCLUDING, BUT NOT LIMITED TO ASPHALT, CONCRETE AND LANDSCAPING.

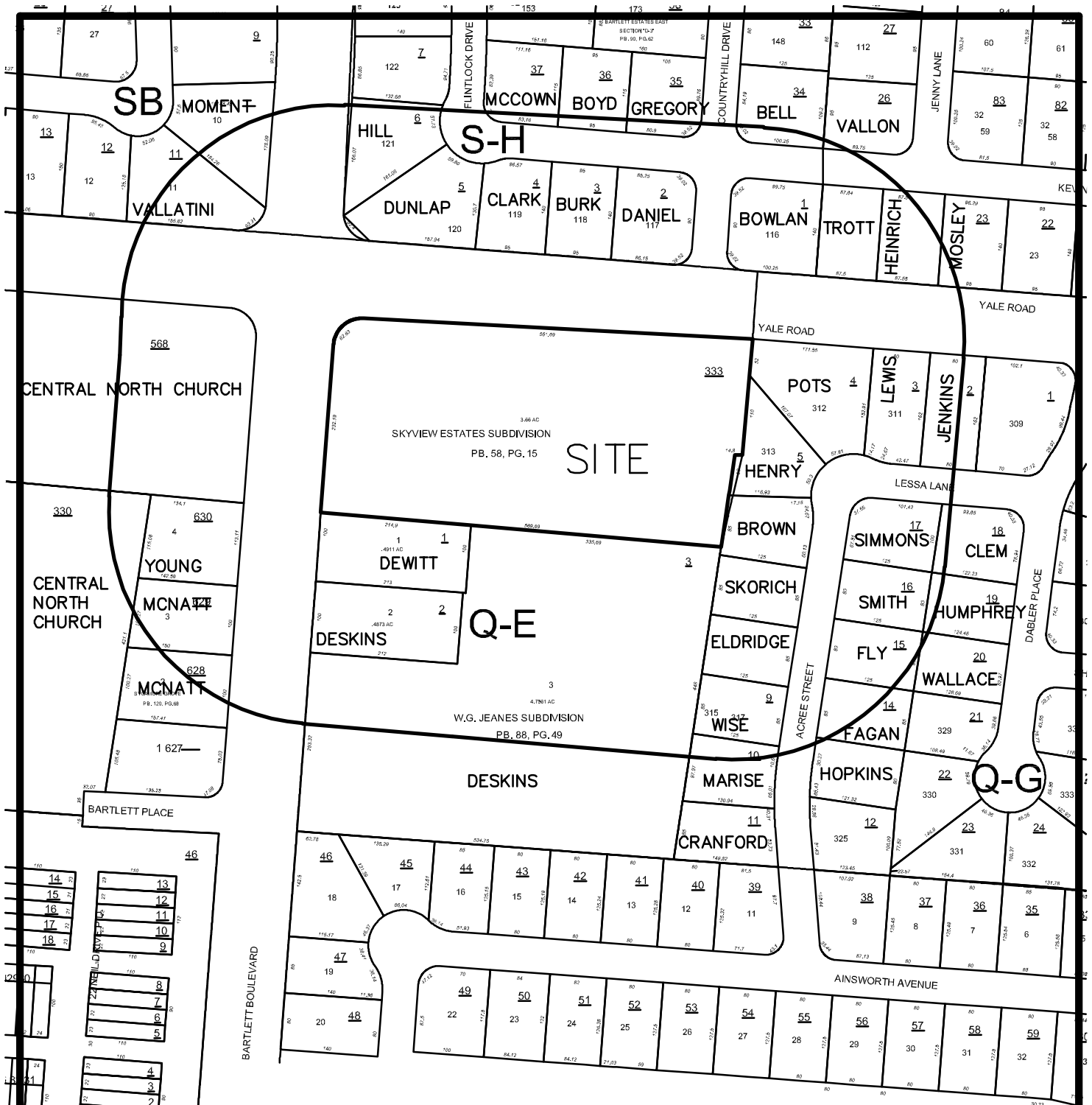
4. DRIVEWAYS AND OTHER EMBANKMENT STRUCTURES (ARROSEMENTS SHALL NOT BE PLACED IN SEWER, WATER, OR DRAINAGE EASEMENTS OR OVER SEWER AND WATER SERVICES LOCATED ON PRIVATE PROPERTY.
5. THE CITY SHALL HAVE INGRESS/ EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSES OF MAINTAINING ALL PUBLIC UTILITIES AND TO REPAIR AND MAINTAIN THE SAME FOR THE MAINTENANCE OF SAID DRIVES AND YARDS.
6. ALL NEW UTILITIES SHALL BE UNDERGROUND.



GUSTAVO VAZQUEZ
3708 RALEIGH MILLINGTON ROAD
MEMPHIS, TN 38128
APPLICANT

THE BRAY FIRM
2950 STAGE PLAZA NORTH
BARTLETT, TN 38134
901-383-8668
ENGINEER

DATE: JUNE 2025 SCALE: 1"=30' LOTS: 5 3.75 ACRES ZONED: RS-10



0 BARTLETT BOULEVARD
BARTLETT BLVD – YALE ROAD PD
BARTLETT, TENNESSEE

PREPARED BY THE BRAY FIRM

LAND DEVELOPMENT SERVICES
2950 STAGE PLAZA NORTH
BARTLETT, TENNESSEE
MAY 27, 2025

TELEPHONE 901-383-8668
E-MAIL dgbray@comcast.net
SCALE 1"=200'

Gustavo Vazquez

3708 Raleigh Millington Road
Memphis, TN 38128

The Bray Firm
2950 Stage Plaza North
Bartlett, TN 38134

Applicant

Engineer

Owner

Donna Dewitt & Jeremy Evens
3338 Bartlett Blvd
Memphis, TN 38134

Zane & Sherry Deskins
3332 Bartlett Blvd
Memphis, TN 38134

Central North Church
5955 Yale Rd
Memphis, TN 38135

S J & Brendella Jenkins
6096 Lessa Ln
Memphis, TN 38134

Amber Lewis
6088 Lessa Ln
Memphis, TN 38134

Norman & Roma Potts
6082 Lessa Ln
Memphis, TN 38134

TARA HENRY
3369 Acree St
Bartlett, TN 38134

Chad Brown
3361 Acree St
Bartlett, TN 38134

Michael Skorich
3351 Acree St
Memphis, TN 38134

William & Shelby Eldridge
3343 Acree St
Memphis, TN 38134

Robert & Lindsay Wise
3335 Acree St
Bartlett, TN 38134

Aaron & Lacey Wise
3325 Acree St
Bartlett, TN 38134

Kevin & Louise Cranford
3317 Acree St
Memphis, TN 38134

Dalton Ellenbecker
3316 Acree St
Bartlett, TN 38134co

Millie & Lillie Hopkins & Jessie Swift
3326 Acree St
Bartlett, TN 38134

Sherry & Zane Deskins, Donna Dewitt &
Jeremy Evens
3320 Bartlett Blvd
Memphis, TN 38134

Kelbert & Rebecca Fagan
3336 Acree St
Bartlett, TN 38134

Carol Fly
3344 Acree St
Bartlett, TN 38134

Antonia Smith
3352 Acree St
Bartlett, TN 38134

Larry & Eunice Simmons
6091 Lessa Ln
Memphis, TN 38134

Natalie Clem & Jonathan Bickers
3359 Dabler Pl
Memphis, TN 38134

Christopher & Nicole Humphrey
3349 Dabler Pl
Bartlett, TN 38134

Linda, Lisa, & Lynette Wallace
3341 Dabler Pl
Memphi, TN 38134

Collin & Rebecca Vallantina
5981 Pamela Ann Dr
Memphis, TN 38135

Anthony & Tenika Moment
3418 Pamela Ann Dr
Bartlett, TN 38135

Larry & Teresa Young
3353 Bartlett Blvd
Bartlett, TN 38135

Jesse & Donna McNatt
3343 Bartlett Blvd
Memphis, TN 38135

Brendan Mosely
6099 Kevin Dr
Memphis, TN 38135

Carl & Mary Heinrick
6091 Kevin Dr
Memphis, TN 38135

Joann Trott
6081 Kevin Dr
Memphis, TN 38135

Jonathan & Connie Bowland
6069 Kevin Dr
Memphis, TN 38135

Allen & Myrna Daniel
6051 Kevin Dr
Memphis, TN 38135

Steven & Gloria Burk
6041 Kevin Dr
Memphis, TN 38134

Joseph & Belinda Hill
3417 Flintlock Dr
Bartlett, TN 38134

Timothy & Lisa Dunlap
6023 Kevin Dr
Memphis, TN 38135

Phillip & Donna Clark
6033 Kevin Dr
Memphis, TN 38134

Sandra & Richard Vallon
3421 Jenny Ln
Memphis, TN 38135

Mario Boyd
6042 Kevin Dr
Memphis, TN 38135

Cameron & Robin Mccown
6034 Kevin Dr
Memphis, TN 38135

Donald & Carol Gregory
3423 Countryhill Dr
Memphis, TN 38135

Marcus Bell
3422 Countryhill Dr
Bartlett, TN 38135

Municipal Planning Commission

Minutes

Monday, July 7, 2025 - 6:30 P.M.

The Bartlett Planning Commission (PC) met in the City Hall Assembly Chamber on Monday, July 7, 2025 at 6:30 p.m. for a regularly scheduled meeting.

The following members were present:

David Hunt
Jack Young, Alderman
Paul Kaiser, Chairman
Jim Lamb, Vice Chairman
Ken Demetriou
James Reid
Don Conway
John Conroy
Greg Easton

The following staff/advisors were present: Kim Taylor, Director of Planning; Sam Harris, Senior Planner; Leslie Brock, Planner; Trey Arthur, Director of Code Enforcement; Erin Campbell, Assistant Director of Engineering; Craig Jones, Deputy Fire Marshal; Ed McKenney, City Attorney

Alderman Jack Young opened the meeting with a prayer.

The Pledge of Allegiance to the flag of the United States of America was recited.

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

Approval of Minutes of the Monday, June 2, 2025 meeting:

Jack Young made a motion to approve the minutes of the Monday, June 2, 2025 meeting as submitted. David Hunt seconded the motion. Roll Call Vote: Greg Easton, John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted "YES". **Motion carries.**

NEW BUSINESS

Public Hearing

Planned Development

1. Bartlett Boulevard & Yale Road Planned Development, Parcel B015700333 (David Bray, The Bray Firm)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Mr. David Bray with The Bray Firm, who is requesting Planning Commission approval of a favorable recommendation for a Planned Development. The subject property is located at the southeast corner of Yale at Bartlett Boulevard, and it is within the "RS-10" Single-Family Residential Zoning District.

BACKGROUND: On November 4, 2024, the Planning Commission made a favorable recommendation to the Board of Mayor and Aldermen for an 8-lot planned residential development on the subject property. The application was withdrawn by applicant prior to Board of Mayor and Aldermen approval.

DISCUSSION: The specific request by the applicant is for Planning Commission approval of a favorable recommendation to the Board of Mayor and Aldermen for a Planned Development on subject property. The applicant is proposing to develop 3.66 acres of land into a 5-lot planned residential subdivision with a common open space lot. The lot sizes will range from 13,816 square feet to 58,800 square feet (1.34 acres). The proposed housing density is 1.36 units per acre and the minimum yard setbacks are:

<u>Actual</u>	<u>RS-10 Zoning District</u>
A. Front – 30 feet Yale/ 40 feet Bartlett Boulevard	Front – 30 feet
B. Side – 5 feet	Side – 5/10 feet
C. Rear – 25 feet	Rear – 25 feet
D. Width – 65.05 feet	Width – 80 feet

The proposed planned development features a 49,161 square foot common open space, guest parking spaces, and a cluster mailbox area. Access to the subdivision will be from Yale Road and a right in/right out only on Bartlett Blvd.

Recommendation: Approval of a favorable recommendation by the Planning Commission to the Board of Mayor and Aldermen with conditions.

Engineering Conditions:

General:

1. A Residential Subdivision Contract will be required to cover all associated fees and bond.
2. Applicant/Engineer shall provide a digital set of drawing files showing the sanitary sewer lines, drainage lines, lot lines and all improvements in AutoCAD format to ecampbell@cityofbartlett.org and dhubbard@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve any conflicts.
3. A SWPPP will be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
4. The private road is offset to the east of Countryhill Drive, which provides the potential for head on collisions in the center of Yale for left turning vehicles. This access, if it remains in this location, needs to be right-in-right-out. If a full movement intersection is desired it shall be shifted to the west to line up.
5. All new utilities shall be underground.
6. All mark-ups and corrections shall be addressed on the revised plans.

Plat:

7. All sewer, water, drainage, and other utility easements shall be shown. Additional 20' sewer easement will also be required on the property to the south for sewer connection.
8. Area for storm water detention is to be shown and labeled non-buildable.
9. Common Open Space shall be shown to be maintained by the HOA. Including private drive and detention area.
10. Show where the permanent SD survey monuments are to be installed. See Article IV, section 4 of the City's subdivision ordinance.
11. No direct driveway access shall be permitted to Yale or Bartlett Blvd from any lot within this development.

Site Plan:

12. Detention shall be shown.
13. Plan and profile sheet for road should be included.

Sanitary Sewer Plan (NOT INCLUDED):

14. Sewer profile will be required.
15. Structure and pipe data shall be shown with space provided for as-builts.
16. If any sewer cleanout is located in a paved area, then it shall comply with the detail approved by Bartlett Codes, which involves a brass connections and a concrete collar.
17. Tracer wire is required on all public sewer. Add detail to plan set.

Erosion Control Plan (NOT INCLUDED):

18. The Engineer may need to submit a SWPPP to TDEC with a copy sent to the City of Bartlett Engineering Department. Once TDEC has issued the Notice of Coverage (NOC), a copy shall be sent to the City of Bartlett Engineering Department.
19. EPSCs shall be shown in areas of off-site sewer installation.
20. An additional sheet is required for final stabilization of the site.
21. Metal posts with wired backed fence are required on the proposed silt fences.

Grading & Drainage Plan (NOT INCLUDED):

22. Detention will be required, provide detention analysis.

Planning Conditions:

1. The applicant shall add street names for the future Construction Plan and Final Plan submittals.
2. The applicant shall include a tree survey with a tree table with the Construction Plan.
3. The applicant shall include a landscape plan for the common open spaces.
4. A note shall be added to the plat stating that the proposed Planned Development requires a homeowner's association to be formed to maintain all common amenities. (All landscaping, subdivision fence, subdivision sign, private street, and other features.)
5. The applicant shall attach the homeowner's association bylaws instrument number and the covenants and restrictions instrument number to the final plat.
6. The applicant shall obtain Design and Review Commission approval for the common open space amenities and subdivision signage.

7. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.
8. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that may be suggested by the Board of Mayor and Aldermen.
9. Should the Planned Development be approved by the Board of Mayor and Aldermen, the applicant shall submit construction and final subdivision plans, along with a site plan application to the Design Review Commission for the common open space areas and the amenities to be installed in the common open space areas.

Chairman Kaiser called for questions from the PC for Director Taylor.

David Hunt asked why there was a reduction in the number of lots being developed on the property. Director Taylor indicated there is a new owner with a new plan.

Chairman Kaiser asked if the applicant was present.

David Bray, The Bray Firm, 2950 North Stage Plaza, Bartlett, TN 38134, came forward. Mr. Bray acknowledged they accept the conditions as presented.

The Public Hearing opened at 6:35 p.m.

Chairman Kaiser called for any citizen wishing to speak in favor of the Planned Development to come forward.

No one came forward to speak in favor of the Planned Development.

Chairman Kaiser called for any citizen wishing to speak in opposition to the Special Use Permit to come forward.

Mr. Zane Deskins, 3332 Bartlett Boulevard, Bartlett, TN 38134, came to the podium.

Mr. Deskins stated he owns the property adjacent to the proposed development and is concerned that he and his family will be unable to subdivide the property

behind their homes as it will be landlocked with no access to Bartlett Boulevard or Yale Road. Senior Planner Sam Harris explained that Mr. Deskins would have to build a road and add the utilities as the other property owner is doing to have the required frontage for the RS-10 subdivision development.

Additionally, Mr. Deskins also stated he only received the first notification of the development of the property the previous week. Senior Planner Sam Harris provided the information the city has sent three mailings/public notifications for the development of the property.

The Public Hearing adjourned at 6:43 p.m.

No further discussion.

James Reid made a motion to forward a Favorable Recommendation to the Board of Mayor and Aldermen for the Bartlett Boulevard and Yale Road Planned Development, Parcel B015700333. Don Conway seconded the motion.

Roll Call Vote: Greg Easton, John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted YES.

Motion PASSES.

Public Hearing **Special Use Permit**

2. Secondhand Retail, 7610 Highway 70 (Raymond Couch, Goodwill Memphis, Inc.)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Raymond Couch with Goodwill Memphis, who is requesting Planning Commission approval of a favorable recommendation for a Special Use Permit to allow a secondhand retail use. The subject property is located at 7610 Highway 70. The subject property is within the "C-H" Highway Business Zoning District.

BACKGROUND: The subject property is located within the Corner Shops of Highway 70 Subdivision on Lot 1. The site was a Starbucks Coffee drive thru restaurant. The current use is a Baby Jack's BBQ restaurant with a drive thru window/lane. The building is 1,800 square feet. Memphis Goodwill, Inc. is under contract to lease this property. On April 17, 2025, the Board of Zoning Appeals upheld the decision of the Building Official that an Attended Donation Center (ADC) is a donation collection, storage, and distribution facility that is a permitted use within the "I-P" and "I-O" zoning districts with Site Plan approval by the Planning Commission and Design Review Commission, but that the proposed use is not permitted in the "C-H" Highway Business Commercial Zoning District.

DISCUSSION: The specific request by the applicant is for the Planning Commission approval of a favorable recommendation for a Special Use Permit to allow a secondhand retail use on the subject property located at 7610 Highway 70. According to Article V, Chart I of the Zoning Ordinance, secondhand retail use requires obtaining a Special Use Permit. The applicant is proposing to utilize some of the building as a secondhand retail store for their e-commerce items, jewelry, collectibles, and the like. However, they will still be proposing to utilize part of the building as an Attended Donation Center (ADC). Since they are proposing a secondhand retail use component that is allowed with SUP approval within the "C-H" Highway Business commercial zoning district, then the Attended Donation Center (ADC) could be considered an ancillary use of the primary secondhand retail use. The surrounding Zoning Districts are "C-H" Highway Business to the north, "C-L" Neighborhood Business and "C-H" Highway Business to the south, "C-L" Neighborhood Business and "RS-12 Single Family Residential to the east", and "C-H" Highway Business to the west. The surrounding uses include: single family residential, bank, drive thru restaurants, restaurants, multi-tenant retail, physical therapy office, and grocery store.

Recommendation: Approval of a favorable recommendation to the Board of Mayor and Aldermen with conditions.

Engineering Conditions:

1. The owner/applicant shall identify all utilities on site by contacting Tennessee One Call at 811 before commencing any site work.
2. The proposed gates appear to be located over previously installed private drainage.

Planning Conditions:

1. Should the Special Use Permit be approved by the Board of Mayor and Aldermen, the applicant shall submit a Site Plan application for approval by the Design Review Commission for all exterior changes proposed to the subject property.
2. According to the applicant, the access driveways will be gated to prevent dumping after hours. However, this may encourage customers to drop off donations in the shared ingress/egress easement of the commercial center during off hours.
3. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that maybe suggested by the Board of Mayor and Aldermen.
4. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

Chairman Kaiser called for questions from the PC for Director Taylor. No questions were asked.

Discussion

Raymond Couch, Director of Goodwill, Memphis, spoke to the plans for this property. He stated this is a new business model for Goodwill and will be the first of its kind in the Memphis area. The primary inventory will be collectibles such as jewelry, art, baseball cards, comics, etc. The facility will also be used for the emerging E-Commerce market of Goodwill, Industries, as well as a collection point/drop-off point.

Mr. Hunt asked how big the building is and how much will be devoted to the sales floor. Mr. Couch said the building is 1800 sq. ft. with approximately 35% of the building will be used for the sales floor.

Mr. Easton asked why would Goodwill open a facility approximately two miles away from their current storefront. Mr. Couch indicated that this store will not be selling the same kind of merchandise and Bartlett has a higher income that will support this new business model. The donation site will be attended with no ability to drop off items after-hours.

Mr. Young asked if only 35% of the space will be dedicated for the sales floor, why not do it at the other location. Mr. Couch responded that Bartlett has higher-end buyers that will appreciate the new space.

Mr. Reid asked how effective their sales will be if only approximately 550 sq. ft. available for inventory. Mr. Couch said that it will be dependent on the layout and type of fixtures that are used in the space.

The public hearing opened at 7:03 p.m.

Chairman Kaiser called for any citizen wishing to speak in favor of the Special Use Permit to come forward.

Steve Stewart, 3011 Christoval Cove, Bartlett, TN 38133, came to the podium. He has worked with Goodwill Industries in the Memphis area for years doing signage at their various locations. Mr. Stewart believes the organization has a good mission and spoke highly of the Collierville Goodwill Bookstore experience.

Will Clem, 12251 Grand Ridge Lane, Arlington, TN, 38002, came forward. He is the current owner of Baby Jack's, 7610 Hwy. 70, Bartlett, TN 38133. Mr. Clem has seen the architectural renderings of the proposed store and said they look very nice. He believes the store will be a good addition to the community.

Chris Woods, 9150 Anderton Springs Drive, Bartlett, TN 38133, has worked with Goodwill since 2006. Mr. Woods said that Goodwill manages their facilities well. He indicated that a gate/fence could be added to the property to deter any after-hours drop offs.

Chairman Kaiser called for any citizen wishing to speak in opposition of the Special Use Permit to come forward.

Ray Stroud, 7504 Delmonico Cove, Bartlett, TN 38135, came to the podium. Mr. Stroud stated that he used to operate a business next door to a thrift store and it was a negative experience. This is not an ideal proposition for this location. Please disapprove this request.

Tim Kellum, 3730 Appling Lake Dr., Bartlett, TN 38133 approached the podium. He said that he is concerned about the increased pollution from increased traffic and the level of littering and debris due to the donation drop-off.

Patricia Stroud, 7504 Delmonico Cove, Bartlett, TN 38135, came forward to speak against the Special Use Permit. She is against the plan as presented with the majority of the building being proposed as a drop-off center.

Melanie Busch, 3904 Wheelers Run Cove, Bartlett, TN 38135, came forward to add her voice to the opposition. She reiterated the same reasoning as her previous concerned neighbors.

Cheryl Edwards, 7501 Delmonico Cove, Bartlett, TN 38135, approached the podium to add her comments to the opposition. She said young families are moving into the area and investing in their homes, which this development will be a detriment to their efforts. Ms. Edwards also shared that she has been to the Collierville Goodwill bookstore location and said it is in their commercial district on West Poplar Avenue.

Larry Patrick, 7537 Delmonico Cove, Bartlett, TN 38135, believes the retail portion is not the primary issue, it is the drop-off donation center. The litter will only increase.

Amy Brown, 7491 Delmonico Cove, Bartlett, TN 38135, spoke in opposition to the plan.

Charlotte White, 7426 4th Avenue, Bartlett, TN 38135, said her residence is the closest to the proposed store; and the store is a detriment to the neighborhood.

Rudolph Brown, 7491 Delmonico Cove, Bartlett, TN 38135, spoke against the proposal.

Senior Planner Sam Harris read a letter of opposition received by the Planning Department into the record.

*Rudolph Glen and Amy Brown
7491 Delmonico Cove
Bartlett, TN 38135*

glenbrown@jrbowman.com
901-412-9737
06/30/2025

Attention: Director Kim Taylor:

We are writing to express our strong opposition to the proposed opening of a Goodwill thrift store in our community, especially since there is a Goodwill store at Stage and Highway 70 approximately 2.5 miles from the proposed location. While Goodwill Industries may be widely recognized as a charitable organization, we believe that the presence of a Goodwill retail outlet in our neighborhood would have multiple negative consequences that outweigh any perceived benefits. **From the Bartlett city Mayor's Vision Plan 2030:** „In 2023, the City of Bartlett obtained community input from a survey compiled by the University of Memphis. Respondents indicated that one of the five most essential focus areas moving forward along with safety, city infrastructure, economic health, and parks was **improved retail offerings.**“ Goodwill is not a quality retail store with improved retail offerings.

The following is a summary of our concerns:

Local small businesses are the backbone of our community, providing personalized service, reinvesting profits locally, and contributing to the unique character of our area. The introduction of a corporate-backed thrift store such as Goodwill can draw customers away from these businesses, often resulting in reduced revenue or even closures. This is particularly concerning for shops that cannot compete with Goodwill's brand recognition or pricing strategies. Also, any nearby small clothing stores or shops may be squeezed out by the increased Goodwill presence. Moreover, Goodwill's status as a nonprofit provides it with tax advantages that are not extended to small local businesses, further skewing the competitive landscape.

Because Goodwill is not a quality retail store with improved retail offerings, there is also a risk for a decline in property values, affecting neighborhood identity and decreasing the surrounding neighborhoods aesthetic values. The homeowners in our neighborhood are looking for quiet, high quality, and less dense area to live in. We don't want to see our streets become more congested with more traffic and more people that might make it unsafe for our children and grandchildren to bike and walk safely in our neighborhood areas.

Another reason for concern is that, although promoted as environmentally friendly, Goodwill stores are known **to generate substantial waste and sanitation problems. There have been multiple accounts of Goodwill stores accepting and reselling items infested with bed bugs or other pests, posing serious health and sanitation risks.** These infestations can be easily transferred to customers' homes, potentially creating community-wide issues that are costly and distressing to resolve. Also, a substantial portion of donations are unsellable and end up in landfills, contributing to the very waste problem the organization claims to help alleviate. The store's practices around disposing of unsold or damaged goods are rarely transparent and frequently problematic.

Goodwill's labor practices have also been widely criticized, particularly regarding their use of subminimum wages for employees with disabilities under Section 14(c) of the Fair Labor Standards Act. While some stores may have reformed these practices, the organization's history and the inconsistency in how different branches are operated raise serious ethical concerns about supporting a company with such a track record. This practice undermines the organization's mission of providing equal pay and erodes public trust.

In light of the above concerns, we respectfully urge you to reconsider the establishment of a Goodwill store in our neighborhood area. There is already a Goodwill store very close to our community, so we believe that opening one in our neighborhood is unnecessary and may cause visitors or potential new residents to perceive the area as economically depressed if there are too many secondhand stores in close proximity.

We believe our neighborhood would be better served by supporting truly local businesses that prioritize community responsibility, improve the quality of life, and enhance the overall well-being of our area.

Thank you for your time and attention to this matter.

Sincerely,
Rudolph Glen and Amy Brown

The Public Hearing closed at 7:33 p.m.

Chairman Kaiser opened the floor for discussion amongst the committee members.

Mr. Hunt asked Mr. Couch what the various salary levels are for Goodwill employees. Mr. Couch introduced Tina Blackmon, Senior VP of Operations. She said the starting hourly wage for employees is \$12.00 per hour, \$15.00 per hour for keyholders, and \$50,000 for general managers. Goodwill covers 90% of the cost of insurance and other benefits for their employees.

Seeing no further discussion, Chairman Kaiser called for a motion to be made.

John Conroy made the motion to approve a Favorable Recommendation to the Board of Mayor and Aldermen with conditions for Secondhand Retail, 7610 Highway 70. David Hunt seconded the motion.

Roll Call Vote: Greg Easton, John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted NO.

Motion FAILS.

Public Hearing **Special Use Permit**

3. Hookah Lounge, Bar or Tavern, 2965 North Germantown Road #120 (Willis White, Sticks & Stones)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Mr. Willis White, Jr. with Sticks and Stones, requesting a Planning Commission approval of a favorable recommendation of a Special Use Permit for the operation of a Hookah Lounge, Bar or Tavern (smoking lounge). The subject property is located at 2965 N. Germantown Road, Suite #111 within the “C-H” Highway Business Zoning District.

BACKGROUND: On November 2, 2020, the Planning Commission made an unfavorable recommendation to the Board of Mayor and Alderman for a Tavern, Cocktail Lounge, Night Club, Bar use on subject property. On January 12, 2021, the Board of Mayor and Aldermen voted against granting Sticks and

Stones a Special Use Permit. Deciding to move forward with the business without liquor or live music, on January 21, 2021, Mr. White stated in an email to Planning Director Kim Taylor,

"We would like to serve beer (alcohol content of 5% or less) to be consumed on-premise only. NO liquor (alcohol content greater than 5%) will be served on-premise. -NO stage and NO live band DJ entertainment will happen within our establishment. "

On January 29, 2021, Mr. White described his business on the business license application as,

"Sticks and Stones will be a cigar smokers lounge and restaurant. We are an age restricted establishment (21 and up), we will ID customers as they enter. We will apply to serve beer, however NO liquor or live entertainment."

The Daily Memphian in an article by Omer Yusuf on March 10, 2021, reported, *". . . That was the reality for Sticks X Stones partners Willis White, Jr. and Tavaris Jones after the Board of Mayor and Aldermen voted against granting them a special use permit at its January 12, 2021, meeting. The permit was necessary to allow live music and liquor at Sticks X Stones."*

It came to the attention of staff that liquor was being served as well as Sticks and Stones was hosting DJ's and live entertainment. Hours of operation are 6:00 PM to 1:00 AM, which is later than a normal restaurant establishment would stay open.

DISCUSSION: The specific request by the applicant is for Planning Commission approval of a favorable recommendation of a Special Use Permit for the operation of a Hookah Lounge, Bar or Tavern. According to Article V, Chart I of the Bartlett Zoning Ordinance, a Special Use Permit is required in the "C-H" Highway Business zoning district to operate a Hookah Lounge, Bar or Tavern (smoking lounge). The surrounding uses include car dealerships, childcare center, pediatric offices, restaurants, hotel, instrument store, fitness gym, physical therapy clinic, an insurance office, retail stores, office, and automobile gas stations with convenience stores.

RECOMMENDATION: Unfavorable recommendation by staff.

Planning Conditions:

1. In keeping with the Tennessee Non-Smokers Protection Act (TCA Section 31-17-1801) the Applicant shall establish the Hookah Lounge, Bar or Tavern as an Age Restricted Venue restricting access to the facility at all times to persons who are twenty-one (21) years of age or older by requiring each person who attempts to gain entry to such facility to submit for inspection an acceptable form of identification for the express purpose of determining if the person is twenty-one (21) years of age or older.
2. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.
3. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that may be suggested by the Board of Mayor and Aldermen.

Chairman Kaiser called for questions from the PC for Director Taylor.

Jim Lamb asked when it came to the attention of staff regarding the serving of liquor as well as the hosting of DJ's and live entertainment. Director Taylor deferred the question to Director of Code Enforcement, Trey Arthur.

Director Trey Arthur stated that they became aware approximately three months ago.

Chairman Kaiser asked if the applicant is present. Seeing no owner and/or representative present, Chairman Kaiser called the Public Hearing into session.

The Public Hearing opened at 7:39 p.m.

Chairman Kaiser called for any citizen wishing to speak in favor of the Special Use Permit to come forward.

No one came forward to speak in favor of the Special Use Permit.

Chairman Kaiser called for any citizen wishing to speak in opposition of the Special Use Permit to come forward.

No one came forward. Senior Planner Sam Harris read a letter of opposition received by the Planning Department into the record.

June 24, 2025

*Bartlett City Hall Annex
Attention: Director Kim Taylor
6382 Stage Road
Bartlett, Tennessee 38134*

Dear Bartlett Officials:

Please consider this letter an official vote AGAINST the proposal for the addition of a Hookah Bar Lounge and Tavern, Cocktail Lounge, Night Club or Bar to be located at 2965 North Germantown Road #120. It is disappointing that Bartlett as a Family orientated community would entertain the addition of a "Tavern" as described in the public hearing notice. This type of business can entertain late night activities that do not lend to the Family Atmosphere Bartlett is known for. As an owner and/or resident of a neighboring property we do not feel this is a good fit for our community. The City of Bartlett works hard to keep the standard high. Please consider those who call Bartlett their home and protect our investments by denying the approval of this type of establishment.

Thank you,

DMB Holdings 1 LLC

The Public Hearing closed at 7:40 p.m.

Chairman Kaiser opened the floor for discussion amongst the committee members.

Seeing no discussion, Chairman Kaiser called for a motion to be made.

Jim Lamb made the motion to deny the Favorable Recommendation of a Special Use Permit for the location of a Hookah Lounge, Bar, or Tavern (smoking lounge), 2965 North Germantown Road, Suite #111. Jack Young seconded the motion.

Roll Call Vote: Greg Easton, John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted NO.

Motion PASSES.

Public Hearing

Special Use Permit

4. The Waters at Bartlett Mixed-Use Development, Northeast Corner of New Brunswick Road & Highway 64 (Heidi Spring, Stoa Group)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Heidi Spring with Stoa Group, requesting Planning Commission approval of a favorable recommendation for a Special Use Permit to allow a Residential Mixed Use Development. The subject property is located at the northeast corner of New Brunswick Road & Highway 64. The subject property is within the "C-H" Highway Business Zoning District.

BACKGROUND: The subject property is 25.73 acres of vacant property. In 2019, the City of Bartlett added the Residential Mixed Use Overlay District to Article VI, Section 29 of the Bartlett Zoning Ordinance. The Residential Mixed Use is a site specific special use intended to allow residential uses with mixed uses including commercial and office developments in buildings of two or more stories. The Residential Mixed Use shall be applied for as a Special Use Permit that will be reviewed by the Planning Commission, requiring the final action of the Board of Mayor and Aldermen. The Special Use Permit for the Residential Mixed Use may be allowed in office zoning districts, commercial zoning districts, and residential zoning districts where existing commercial and office zoning directly abuts residential zoning, or on lots with combination zoning that includes residential zoning along with commercial, and/or office zoning, and having major and/or minor road frontage. In December 2023, the Planning Commission approved a Master Plan for the Hy-Vee Subdivision, but the Hy-Vee grocery store declined to move forward with further development plans for the subject property.

DISCUSSION: The specific request by the applicant is for the Planning Commission approval of a favorable recommendation for a Special Use Permit

to allow a Residential Mixed Use Development on the subject property located at the northeast corner of New Brunswick Road and Highway 64. According to Article VI, Section 29 of the Bartlett Zoning Ordinance, a Special Use Permit is required to move forward with submitting development plans for a Residential Mixed Use Development. The surrounding Zoning Districts are "I-P" Planned Industrial Park to the north, City of Memphis Commercial to the south, and "RS-10" Single Family Residential to the east, and "C-H" Highway Business Commercial to the east and west. The surrounding uses include: industrial park, pest control business, automobile body and paint shop, new and used motor vehicle sales dealership, restaurants, multi-tenant retail, behavioral hospital, and gas station with convenience store. The proposed conceptual plan is as follows:

District	Use	Acreage	Units
1	Residential Flats	12.54	312
2A	Commercial	6.6	N/A
2B	Quick Service Restaurant Commercial	0.59	N/A
			312
District	Use	Acreage	% Total Site Area
COS	Greenspace	6	23.32%

Recommendation: Approval of a favorable recommendation to the Board of Mayor and Aldermen with conditions.

Engineering Conditions:

General:

1. A Commercial Site Plan contract may be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
2. A Plat (not submitted) showing all lots, descriptions, easements, Property Owners Association responsibilities should be submitted.
3. A Property Owner's Association shall be set up by the owner with responsibilities specified on the Final recorded Plat.
4. There is a Texas Gas Easement and pipeline across a portion of this site. Plans and necessary applications should be submitted to Texas Gas and the proper permits acquired from Texas Gas where necessary.
5. All new utilities shall be underground.

6. Sidewalk should be installed along the entire length of the East side of New Brunswick Road.

Erosion Control & Stream Buffer (NOT SUBMITTED):

These have been previously discussed with TDEC on previous site layouts.

7. A SWPPP, ARAP Permit and a TDEC permit will be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
8. Based on the Site Hydrological Determination:
 - a. The onsite stream that flows from East to West along this site is a Blue Line Stream.
 - b. The stream that flows from North to south is a wet weather conveyance (NOT a Blue Line Stream).
9. A Greenbelt (Stream Buffer) shall be shown on the plans encompassing the Blue Line Stream. This is a requirement of the City's Storm Water Ordinance. This area shall not be encroached upon by any building, structure, or parking area, and shall be so noted on the final plat of the subdivision.
10. The maintenance of this stream and buffer is the responsibility of the Property Owner's Association.
11. There was an area previously designated as Wetlands. The design Engineer must submit complete Hydraulic calculations to the City and TDEC for approval to confirm that the proposed detention pond will not alter the wetlands area.
12. Erosion Control plans will be required.

Water (NOT SUBMITTED):

13. The City of Bartlett engineering staff will perform hydraulic analysis and fire flow testing adjacent to the site and produce final, sealed water plans including the adequately sized water mains.
14. The Engineer shall provide a **digital set of drawing** files showing the sanitary sewer lines, drainage lines, lot lines and all improvements in AutoCAD format to dhubbard@cityofbartlett.org and ecampbell@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve any conflicts.

Grading & Drainage (NOT SUBMITTED):

15. Detention will be required. The applicant's engineer shall submit the stamped and signed detention calculations for the proposed detention basin and show the 'pre' and the 'post' runoff for the 2, 5, 10, 25-year storms. As-built data will be required on detention basin.

Sewer (NOT SUBMITTED):

16. Any sewer cleanout located in a paved area shall comply with the detail approved by Bartlett Codes, which involves brass connections and a concrete collar.
17. The on-site existing sanitary sewer line is recorded with a 10' wide permanent easement and should be re-recorded as a 30' wide easement.
18. This property is in the Fletcher Creek sewer basin, so a private sewer holding tank design and outflow rates will need to be submitted to the City of Bartlett and City of Memphis for acceptance. This design will require approval from the City of Memphis. This will be required before this project can proceed to contract, plan signature, and construction.
19. The developer will epoxy coat up to two sewer manholes downstream of the new pump station and surge tanks for H₂S protection.

Transportation:

20. The Site Plan shows the closing of Brunswick Road at the current intersection with New Brunswick Road. This shall be completed by installing a cove, not shown. This is necessary because of:
 - Safety Concerns at the intersection of New Brunswick Road & Brunswick Road.
 - The current inefficiency of the New Brunswick Road & Brunswick Road intersection.
21. Both TDOT and City Staff are in agreement with this closure. TDOT has stated that the Planning Commission Meeting will satisfy TDOT's requirement for Public Notification of the closure of Brunswick Road.
22. The owner will be required to apply for and get a TDOT permit for this road closure.
23. Based on the proposed plan, traffic on Brunswick Road can continue west bound to New Brunswick:
 - By way of Ladurl Road or
 - By exiting the proposed Brunswick Road Cove and entering the New Site.
24. All roads shown within the Commercial Development shall be Private.
25. Brunswick Road is not inside Bartlett City Limits. Brunswick Road design will need to be reviewed and approved by TDOT and/or Shelby County. There are too many access points. The development should only have one access point to Brunswick Road. Other circulation should be internal to the development.

26. Access to New Brunswick should be limited to 2 driveways (one full movement at a signalized intersection with Wolf Lake Drive and an additional right-in/ right-out).
27. Wolf Lake Drive shall be signalized. Additional signal easement/ROW may be required for signal poles/cabinet, as the west side of the intersection is in the Texas Gas Easement.
28. The AASHTO Greenbook recommends driveway spacings for a 40 mph design speed road be at least 305' apart.
- The Proposed North most driveway is too close to the driveway at Wolf Lake Drive. It is also too close to Ladurl Drive. This driveway should be eliminated from the plan.
 - The proposed south most driveway is so close to US 64 that left turns from this driveway may be dangerous, similar to Brunswick's current connection to New Brunswick. This shall be limited to right-in/ right-out only.
29. A previous Traffic Study showed the Level of Service (LOS) for the New Brunswick-US 64 intersection (overall) dropping below an acceptable level, the following items may be required in order to maintain or improve existing level of service at this intersection:
- Provide Signal Coordination between a new signal at Wolf Lake and the existing signal at New Brunswick-US 64 intersection. This includes design work, necessary installation of fiber to coordinate the two signals (and associated timings) and complete modifications to US 64 signal. It also includes any collaboration with the City of Memphis & TDOT.
 - The traffic study showed the LOS of East Bound Left Turn movements on US 64 dropping from LOS D to E. The Following may be required in order to maintain a LOS D for this movement: Extend the left turn lane on U.S. Highway 64 as far west as it can be extended, including the required taper length, without impacting the next intersection west of the U.S. Highway 64 – New Brunswick intersection, contingent on TDOT approval and add an additional East Bound Left turn lane, creating a double left turn lane (Similar to the Walmart Drive-US 64 intersection).



Planning Comments:

1. The applicant will have five years from the date of the approval of the Special Use Permit for the Residential Mixed Use Development to record the final plat for subdivision of the subject property, or to obtain site plan approval and a current building permit should no subdivision of land be necessary. Otherwise, the underlying zoning will apply to any future development of the property.

Planning Conditions:

1. The applicant shall show in the future development submittals that the proposed density will not exceed the available sewer and water capacity, and the proposed location and intensity of the land use should not cause traffic congestion or preclude the amenities of good housing.
2. Should the Special Use Permit be approved by the Board of Mayor and Aldermen, the applicant shall submit a Master Plan with Outline Plan, Construction Plan, and Final Plan with Outline Plan to the Planning Commission, and Site Plan applications for approval by the Planning Commission and Design Review Commission.
3. The applicant should include a phasing plan for the development with the Master Plan submittal with the intent that Construction Plans, Final Plans, and Site Plans will follow in coordination with each phase.
4. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that maybe suggested by the Board of Mayor and Aldermen.

5. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

Chairman Kaiser called for questions from the PC for Director Taylor.

Applicant was present with Blake Brinson. He indicated the firm is okay with the recommendations and will work with Engineering to an additional traffic study to potentially add another entrance. Erin Campbell, Assistant Director Engineering, concurred. Mr. Brinson yielded back his time to allow for any questions from the Planning Commission.

Planning Commission asked about the apartments' price points and finishes. Mr. Brinson said the flats will be Class A luxury with high-end finishes such as granite countertops, stainless steel appliances. There will be one-bedroom (starting at \$1700), two bedroom (starting at \$2000), and three bedroom (starting at \$2400) flats. There will be a 8000 sq. ft. amenity center, full workout room, co-working space, and resort-style pool. The buildings will only be three stories tall.

Michael Rogers with Fisher and Arnold said the road from Brunswick Road to New Brunswick Road closest to Highway 64 will be closed. TDOT and Shelby County will have to agree to the design, but it should not be a problem moving forward.

Planning Commission asked about access to Lakeside and residents to the north and east from that intersection. Erin Campbell, Assistant Director of Engineering, said Ladurl Drive will allow for full access.

The Public Hearing opened at 7:52 p.m.

Chairman Kaiser called for any citizen wishing to speak in favor of a Special Use Permit to allow a Residential Mixed Use Development to come forward.

No one came forward to speak in favor of a Special Use Permit.

Chairman Kaiser called for any citizen wishing to speak in opposition of a Special Use Permit to all a Residential Mixed Use Development to come forward.

No one came forward to speak in opposition of a Special Use Permit.

The Public Hearing closed at 7:52 p.m.

No further discussion.

David Hunt made a motion to forward a Favorable Recommendation to the Board of Mayor and Aldermen for The Waters at Bartlett Mixed-Use Development at the Northeast Corner of Brunswick Road and Highway 64. James Reid seconded the motion.

Roll Call Vote:

Greg Easton, John Conroy, Jim Lamb, James Reid, Don Conway: YES.

David Hunt, Ken Demetriou, Jack Young, Paul Kaiser: NO

Motion PASSES

Final Plan

5. JTB Subdivision, 8229 Highway 70 (Russ Brasfield, Barge Design Solutions)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Mr. Russ Brasfield with Barge Design Solutions, requesting Planning Commission approval of a Final Plan for the JTB Subdivision. The subject property is located at 8223 Highway 70, and it is within the "C-H" Highway Business Zoning District.

BACKGROUND: The subject property is the existing location of Birch's Automotive, the ancillary office for Birch's Automotive, and a vacant lot. The subject property currently consists of two lots that are not a legal lots of record (created after March 6, 1956) and are less than 4-acres (not exempt from subdivision regulations). In order to make the lots eligible for a building permit, it must be within a Planning Commission approved and legally recorded subdivision. On July 1, 2024, the Planning Commission approved the Master Plan and Construction Plan for the JTB Subdivision. On April 7, 2025, the Planning Commission approved a favorable recommendation to the Board of Mayor and Aldermen to rezone Lots 1, 2, and 3 of the JTB Subdivision from "C-L" Neighborhood Commercial to "C-H" Highway Business Commercial to reflect the

pre-existing conditions and uses of the subject property. On May 27, 2025, the Board of Mayor and Aldermen approved the rezoning from "C-L" Neighborhood Commercial to "C-H" Highway Business Commercial to reflect the pre-existing conditions and uses of the subject property.

DISCUSSION: The specific request by the applicant is for the approval of the Final Plan for the JTB Subdivision. The applicant is proposing to subdivide the existing 5.089 acre subject property into three lots. Lot 1 is proposed to be 2.124 acres, and it is the site of the existing Birch's Automotive. Lot 2 is proposed to be 0.591 acres, and it is the site of the contractor's business for Traditional Plumbing. Lot 3 is proposed to be 2.374 acres, and it is a vacant lot. Access to the subdivision will be from two existing curb cuts on Highway 70. A twenty foot wide ingress/egress easement will be along the frontage of all three lots for access. No additional curb cut is required. The applicant will be prohibiting the following uses: bail bonding, convenience store, finance-consumer lending establishment, manufactured (mobile) home dealer, new motor vehicle sales, used motor vehicle sales, pawn shop, sexually oriented business, tattoo or body piercing establishment, tavern, cocktail lounge, night club, bar, small box retail, tobacco store, and hookah lounge.

Recommendation: Approval with conditions.

Engineering Conditions:

General:

1. A Commercial Subdivision contract may be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
2. If required, Applicant/ Engineer shall provide a **digital set of drawing** files showing the sanitary sewer lines, drainage lines, lot lines and all improvements in AutoCAD format to dhubbard@cityofbartlett.org and ecampbell@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve any conflicts.
3. A SWPPP and a TDEC NPDES permit may be required and shall be submitted to the TDEC and the City of Bartlett Engineering office.
4. All new utilities shall be underground.
5. Correct all markups.

6. Developer shall construct a center turn lane on Highway 70. This shall meet the requirements of TDOT and Bartlett.
7. All three lots of this subdivision shall use a shared driveway and associated ingress/ egress easement due to the limited sight distance. This must be approved and permitted by TDOT. This shall be recorded on the plat along with a maintenance agreement.
8. Road construction may require utility poles to be relocated.
9. A traffic control plan is required for work at Hwy 70.
10. A traffic impact analysis and/or a Site Impact Analysis may be required by TDOT.
11. A detention basin and associated drainage will be required as part of the Site Plan for Lot 3. Any additional pavement or buildings on Lots 1 & 2 may also require detention.

Erosion Control Plan & Details:

12. TDEC permit (if required) tracking number shall be added to the Erosion Control Plan.
13. Roadside swales to be fully sodded and pinned.
14. Show locations of construction exit and concrete wash out.
15. Additional erosion prevention and sediment control measures may be required at ditch crossings for sewer main.

Utility Plan:

16. State (TDOT) Utility Encroachment Permit will be required.
17. The water extension will be designed by the City of Bartlett Utility Engineer.
18. Sewer plan and profile will be required. These were not submitted with the plan set.
19. Sewer to be installed in accordance with City of Bartlett technical specifications and details.
20. Sewer manholes are to be spaced no greater than 350 feet apart.
21. Sewer crossing at ditch/stream crossing shall be ductile iron.
22. Sewer structure and pipe tables are required.
23. Indicate sewer pipe as SDR26.
24. Sewer tap(s) shall be shown.

Planning Conditions:

1. All buildings on Lots 1, 2, and 3 are to be used for commercial purposes and not as a dwelling place at any time.

2. The applicant must revise the "C-L" zoning label to "C-H" zoning.
3. The applicant must obtain Site Plan approval from the Planning Commission and Design Review Commission before obtaining a construction permit on Lot 3.
4. The applicant must install the streetscape across the Highway 70 frontage of Lots 1 and 2 in conjunction with issuance of a building permit for Lot 3.
5. The applicant must install the Landscape Plate 23D commercial adjacent to residential buffer along the rear property line of Lot 1 and Lot 3 in conjunction with issuance of a building permit for Lot 3 or in conjunction with issuance of a building permit of the 4.654 acre residential lot with frontage on Memphis Arlington Road.
6. The applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

Chairman Kaiser called for questions from the PC for Director Taylor.

Applicant is present and will address the Planning Commission if there are questions.

Applicant was present and agreed to conditions of staff report.

Greg Easton made a motion to approve the Final Plan with conditions of staff for the JTB Subdivision, 8223 Highway 70. James Reid seconded the motion.

Roll Call Vote: Greg Easton, John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted YES.

Motion PASSES.

6. Resubdivision of Lot 8 of Independent Pole Bearers Society Number 6 Subdivision, 8754 Independent Road (William N. Sawtelle, Parker, Estes & Associates, Inc.)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Mr. William Sawtelle with Parker, Estes & Associates, Inc., requesting Planning Commission approval of a Final Plan for a re-subdivision of Lot 8 of the Independent Pole Bearers Society Number 6 Subdivision. The subject property is

located on the northwest at the curve of Independent Road, east of Brunswick Road and north of Highway 70.

BACKGROUND: Subject property was created in November of 1950 as Lot 8 of the first addition of the Independent Pole Bearers Society Number 6 Subdivision.

DISCUSSION: The specific request by the applicant is for the approval of a Final Plan to subdivide the 1.258-acre lot into 2 residential lots. Lot 8-A will be .557 acres and Lot 8-B will be .682 acres. Access to Lot 8-A will be from an existing driveway on Independent Road, while access to Lot 8-B will be from a new curb cut on Independent Road. These lots will not be combined to form one lot but shall remain 2 lots with a house on each.

Recommendation: Approval with conditions.

Engineering Conditions:

General:

1. A Residential Subdivision Contract will be required to cover all associated fees and bond.
2. All new utilities shall be underground.
3. Developer's engineer shall show the existing and proposed sewer and water taps to ensure each lot is separately and appropriately serviced.
4. An erosion control plan will be required as part of the building permit process for lots.

Planning Conditions:

1. The applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

Chairman Kaiser called for questions from the PC for Director Taylor.

Seeing no questions, Chairman Kaiser asked if the applicant was present. The applicant was not present. However, the applicant contacted staff and stated they were in agreement with the conditions of the staff report.

Jim Lamb made a motion to approve with conditions the Resubdivision of Lot 8 of Independent Pole Bearers Society Number 6 Subdivision, 8754 Independent Road. Greg Easton seconded the motion.

Roll Call Vote: Greg Easton, John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted YES.

Motion PASSES.

Site Plan

7. Raleigh Primitive Baptist Church Parking Lot, 7247 Andrews Road (Josh Burnette, Renaissance Design Studio)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Mr. Josh Burnette with Renaissance Design Studio, requesting Planning Commission approval of a revised site plan for the Raleigh Primitive Baptist Church. The subject property is located at 7247 Andrews Road. It is within the "RS-18" Residential Zoning District.

BACKGROUND: The subject property is Lot 56, Block A of the Ellendale Highway Subdivision recorded on Plat Book 9, Page 90 in April 1929. At some time prior to annexation by the City of Bartlett in 1977, a church was constructed on the subject property. In 1995, the subject property received site plan approval and a building permit for a one-story addition to the rear of the existing church. On July 18, 2024, the subject property received a variance from the minimum side yard building setback requirement to add a new drive-thru portico along the east building elevation to be utilized during inclement weather. The existing parking lot is not marked with parking spaces. On May 15, 2025, the Board of Zoning Appeals denied the applicant's variance request to encroach within the Landscape Plate 23D width requirement of twenty (20) feet along the east property line, so the applicant has reviewed their proposed site plan from 29 new parking spaces to 26 new parking spaces.

DISCUSSION: The specific request by the applicant is for the approval of a revised site plan to expand the parking lot by adding 26 new parking spaces in the rear of the lot. The disturbed area is currently grass and trees, and it will be paved over to create the additional spaces. The applicant will be installing a detention swale to handle the stormwater drainage. The specifics of the proposed site plan are as follows:

Site Data	
Site Area:	1.00-acre/ 43,560-square feet
Disturbed Area:	0.1626-acres/ 7,083-square feet
Total Existing Parking Spaces:	unknown
Total Required Parking Spaces: (One space for each 4 seats in the main auditorium.)	18 (1 ADA Accessible)
Total Proposed Parking Spaces:	26 (1 ADA Accessible)
Greenspace/Open space:	36%

Recommendation: Approval with conditions.

Engineering Conditions:

General:

1. A Site Plan contract may be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
2. A SWPPP and a TDEC permit may be required. A Notice of Intent (NOI) shall be submitted to TDEC with a copy provided to the City of Bartlett Engineering office.
3. All new utilities shall be underground.
4. Easements should be shown on all plan sheets.
5. Correct all markups.

Erosion Control Plan

6. If required, the engineer shall provide a copy of the SWPPP (Storm Water Pollution Prevention Plan) that has been or will be submitted to TDEC (Tennessee Department of Conservation).
7. If required, prior to any work being started, an NOC (Notice of Coverage) from TDEC must be received and a copy submitted to the City of Bartlett.

Grading and Drainage

8. The applicant's engineer shall submit the stamped and signed detention calculations for the detention basins required for this property and show the 'pre' and the 'post' runoff for the 2, 5, 10, 25, 100 year storms.
9. The detention basin area should be labeled as "Detention- no build zone" on the site plans.

Planning Conditions:

1. While the existing site has a paved parking area, there are no designated parking spaces striped within this existing parking area.
2. The owner/applicant shall identify all utilities on site by contacting Tennessee One Call at 811 before commencing any site work.
3. The applicant and/or property owners shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

Chairman Kaiser called for questions from the PC for Director Taylor.

Chairman Kaiser called for the applicant to come forward. Josh Burnette, Renaissance Design Studio, 3157 Highway 64, Eads, TN approached the front. He indicated that they will accept the conditions as presented. Mr. Burnette wants to make the PC aware the property is long and narrow and surrounded by residences on each side. There are currently seven parking spots on the property. Thirty members attend, on average, every Sunday. Overflow parking is at the nearby school. In addition, at annual meetings, 75 members will attend. Mr. Burnette advised the PC the storm water issues have also been addressed.

Jack Young made a motion to approve a Revised Site Plan for the Raleigh Primitive Baptist Church, 7247 Andrews Road with conditions. David Hunt seconded the motion.

Roll Call Vote: Greg Easton, John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted YES.

Motion PASSES.

8. Youth Villages Building Addition, 7410 Memphis-Arlington Road (Jamie Bostick, A2H, Inc.)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Ms. Jaime Bostick with A2H Inc., requesting Planning Commission approval of a revised site plan for Youth Villages. The subject property is located at 7410 Memphis-Arlington Rd on the northeast corner of Memphis-Arlington Road and Broadway Road. It is within the “R-E” Residential zoning district.

BACKGROUND: Youth Villages was originally annexed into the City in 1985 with uses that were “grandfathered-in” as legal non-conforming uses. On November 6, 2000, the Planning Commission approved a Special Use Permit (SUP) for a “children’s home” use which allowed multiple buildings on the site. On April 2, 2007, the Planning Commission approved a site plan to add a girl’s residential treatment facility and an additional maintenance building. On March 7, 2016, the Planning Commission approved a site plan to add a boy’s residential treatment facility. On December 3, 2018, the Planning Commission approved a site plan to add a classroom building, basketball pavilion, storage/ washroom facility, outdoor pavilion and additional parking. On June 2, 2025, the Planning Commission approved a parking lot addition near the boys’ dorm.

DISCUSSION: The specific request by the applicant is for Planning Commission approval of a revised site plan to add a 49,615 square foot addition to the existing girls’ dormitory, along with two new recreational areas, a generator enclosure and an additional compactor enclosure. To accommodate the expansion, existing parking spaces will be removed and relocated. In addition, *Janie’s House* and its associated signage will be moved to a new location, which will be determined at a later date. A 310-foot retaining wall is also proposed along the southern property line, adjacent to Memphis-Arlington Road and the entrance drive, to enhance privacy for the dormitory rooms.

Site Data	
Total Site Area:	81.29-acres (3,540,992.40 square feet)
Project Area	14.25-acres
Existing Greenspace for Project Area:	59.37%
Proposed Greenspace for Project Area	55.08%
Required Greenspace	35%
Existing Parking Spaces:	205 spaces

Proposed Parking Spaces:	183 Spaces
Handicap Accessible:	7 (6 required)
Proposed Building Area:	49,615 square feet

Recommendation: Approval with conditions.

Engineering Conditions

General:

1. A Commercial Site Plan contract *may be* required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
2. If needed applicant/ Engineer shall provide a **digital set of drawing** files showing the sanitary sewer lines, drainage lines, lot lines and all improvements in AutoCAD format to dhubbard@cityofbartlett.org and ecampbell@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve any conflicts.
3. A SWPPP *may be* required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
4. All utilities shall be denoted as private or public and provided with associated easements, as required.

Sanitary Sewer Plan (NOT INCLUDED):

5. If any sewer cleanout is located in a paved area, then it shall comply with the detail approved by Bartlett Codes which involves a brass connections and a concrete collar.
6. Tracer wire must be installed on all sewer lines, including services.
7. If the proposed sewer is private, it shall be noted on the plans. If it is public it will require an easement.

Utility Plan:

8. The utility plan may have to be adjusted based on the actual Water Plan as designed by Bartlett Engineering.
9. Fire protection must be approved by the City of Bartlett Fire Marshall.

Grading & Drainage Plan:

10. Include calculations to show that existing detention basin has accounted for this development.

Erosion Control Plan:

11. The engineer shall provide a copy of the SWPPP (Storm Water Pollution Prevention Plan) that has been or will be submitted to TDEC (Tennessee Department of Conservation), if required.
12. Prior to any work being started, an NOC (Notice of Coverage) from TDEC must be received and a copy submitted to the City of Bartlett, if required.

Erosion Control Details:

13. Metal posts with wired backed fence are required on the proposed silt fences.

Planning Conditions:

14. The applicant must include on the Site Data table height of building, greenspace, ADA compliant parking, and building setbacks.
15. The applicant must include landscape and screening plan for project site.
16. Should the proposed site plan be approved by the Planning Commission, the applicant shall seek site plan approval from the Design Review Commission for landscaping, lighting, signage, exterior elevations, colors, and materials.
17. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.
18. The applicant must obtain Planning Commission Site Plan approval for the relocation of Janie's House and sign should the building remain on the property at 7410 Memphis-Arlington Road.

Chairman Kaiser called for questions from the PC for Director Taylor. Jim Lamb asked if the fencing was being replaced by a retaining wall. She replied in the affirmative. John Conroy asked how tall the wall would be. At that point, the applicant came forward.

Ms. Jamie Bostick, A2H Inc., 65 Germantown Ct., Suite 300, Cordova, TN approached the podium.

Jim Lamb asked why the fencing was being replaced with a retaining wall. Ms. Bostick said that the wall will be 10-feet at its highest point. This is because the

road is higher than the building. It will allow for more privacy and alleviate drainage issues.

John Conroy asked what materials would be used. A member of the architectural team, Lou Barnett, stated that the retaining wall will be brick with concrete pilasters every 20-feet.

David Hunt made a motion to approve with conditions the revised site plan for Youth Village, 7410 Memphis Arlington Road. John Conroy seconded the motion.

Roll Call Vote: Greg Easton, John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted YES.

Motion PASSES.

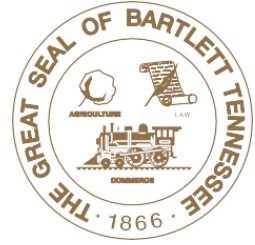
Open Discussion.

No member of the public or the Planning Commission wished to speak.

Adjourned at 8:18 p.m.

Board of Mayor and Aldermen
July 22, 2025

Item Memo

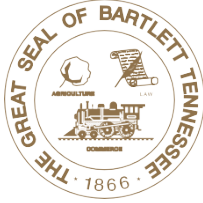


Consent Summary:

Formal Body:

Attachments:

Sticks Stones 2025 SUP Complete Set, PC Minutes July 2025



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

Resolution 29-25

Meeting: 7/22/2025 6:00 PM
Department: Planning
Category: Resolution
Prepared By: Sam Harris, Senior
Planner
Initiator:
Sponsors:

A Resolution Approving a Special Use Permit to allow a Hookah Lounge, Bar or Tavern (smoking lounge) establishment to be located at 2965 North Germantown Road Suite 111, within the “C-H” Highway Business Zoning District.

WHEREAS, an application has been made for a Special Use Permit to allow a Hookah Lounge, Bar or Tavern (smoking lounge) establishment to be located at 2965 North Germantown Parkway Suite 111 within the “C-H” Highway Business Zoning District.

WHEREAS, according to Article 5, Chart I of the Bartlett Zoning Ordinance, a Special Use Permit is required in the “C-H” Highway Business Zoning District to operate a Hookah Lounge, Bar or Tavern (smoking lounge) establishment. This business falls within that category based on the description of that business provided by the applicant as well as the observation of business operations by City staff.

WHEREAS, the Planning Commission reviewed the proposed Special Use Permit to allow a Hookah Lounge, Bar or Tavern (smoking lounge) establishment to be located at 2965 North Germantown Parkway Suite 111, on Monday, July 7, 2025, in accordance with their regulations and denied the favorable recommendation of approval of the Special Use Permit; and

WHEREAS, the Board of Mayor and Aldermen held a Public Hearing on the 26th day of August, 2025, and approved the Special Use Permit to allow a Hookah Lounge, Bar or Tavern (smoking lounge) establishment to be located at 2965 North Germantown Parkway Suite 111, subject to the following conditions:

Engineering Conditions: None

Planning Conditions:

1. In keeping with the Tennessee Non-Smokers Protection Act (TCA Section 31-17-1801) the Applicant shall establish the Hookah Lounge, Bar or Tavern as an Age Restricted Venue restricting access to the facility at all times to persons who are twenty-one (21) years of age or older by requiring each person who attempts to gain entry to such facility to submit for inspection an acceptable form of identification for the express purpose of determining if the person is twenty- one (21) years of age or older.

2. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.
3. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that may be suggested by the Board of Mayor and Aldermen.

WHEREAS, the Board of Mayor and Aldermen have determined that this Special Use Permit should be approved;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF BARTLETT, TENNESSEE, that the Special Use Permit to allow a Hookah Lounge, Bar or Tavern (smoking lounge) establishment to be located at 2965 North Germantown Parkway Suite 111, incorporating the above listed conditions, is approved.

ADOPTED THIS 26th DAY OF AUGUST, 2025.

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

David Parsons, Mayor

Penny Medlock, City Clerk



PC Special Use Permit Application Application

Date: 05/27/2025

Project Information

Property Address: 2965 N. Germantown Pkwy,
STE 111, Bartlett, TN 38133
Project Name: Hookah Lounge/Bar and
TavernUse

Present Zoning: C-H
of Lots: 1

Description: Willis White & Tavaris Jones

Applicant / Owner

Applicant Name: Willis White
Company Name: C&W Enterprises LLC, d.b.a
Sticks & Stones
Address: 2965 N. Germantown Pkwy,
STE 111
City, State, Zip: Bartlett, TN 38133
Phone: 9013555625
Email: wilewhit@gmail.com

Owner Name: Willis White Jr
Company Name:
Address: 6660 Kirby Oaks Cv S.
City, State, Zip: Memphis
Phone: 9013555625
Email: wilewhit@gmail.com

Architect / Engineer

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

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

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

Willis White Jr.
Name

05/27/2025
Date



BENTLEY PROPERTIES LP
744 S WHITE STAITON RD #
MEMPHIS TN 38117

TAYLOR SUSANNE DVM LIVING
TRUST
3015 N GERMANTOWN RD #
BARTLETT TN 38133

GEESLIN JO ANN REVOCABLE
LIVING TRUST
3041 N GERMANTOWN #
BARTLETT TN 38133

PATEL RAJESH AND RAKESH
ARVIND PATEL
7784 WOLF TRAIL CV #
GERMANTOWN TN 38138

AVGERIS ANDREW J AND JOSEPH
B SHARP AND
8415 GRAND OAK DR #
GERMANTOWN TN 38138

JMP BUSINESS AND BUILDING
SERVICES LLC
603 DIAMOND HILL CT #
GREENSBORO NC 27406

3087 NORTH GERMANTOWN
PARKWAY LLC
5828 SHELBY OAKS DR #
BARTLETT TN 38134

GERMANTOWN ROAD LLC
14600 SW 136TH ST #
MIAMI FL 33186

STAGE HILLS HOLDINGS LLC
4728 SPOTTSWOOD AVE #207
MEMPHIS TN 38117

WE LOVE KIDS LLC
8040 STAGE HILLS BLVD #
MEMPHIS TN 38133

JOYNER ARLENE
6009 ABIGAIL BLUFF CV #
BARTLETT TN 38133

MALCO STAGE ROAD LLC
PO BOX 171809 #
MEMPHIS TN 38187

HAND CUT STEAKS ACQUISITIONS
INC
11719 HINSON RD #100
LITTLE ROCK AR 72212

MASCOM PROPERTIES LLC
8039 STAGE HILLS BLVD #201
BARTLETT TN 38133

WOODBURY MICHAEL & ANGELA
551 LEXINGTON CIR #
MEMPHIS TN 38120

HIGHWAY SIXTY FOUR LLC
2956 N GERMANTOWN RD #
BARTLETT TN 38133

WFL RETAIL LLC
7598 AE BEATY DR #
BARTLETT TN 38133

CORDOVA HOTEL LLC
PO BOX 17047 #
JONESBORO AR 72403

MBR ENTERPRISES LLC
2956 N GERMANTOWN RD #
BARTLETT TN 38133

JIBRIN SAFAA M
2943 N GERMANTOWN RD #
BARTLETT TN 38133

WAFFLE HOUSE INC
5986 FINANCIAL DR #
NORCROSS GA 30071

MCDONALDS REAL ESTATE CO
PO BOX 182571 #
COLUMBUS OH 43218

BANK OF BARTLETT
6281 STAGE RD #
MEMPHIS TN 38134

MACS CONVENIENCE STORES
LLC
PO BOX 347 #
COLUMBUS IN 47202

HERITAGE WOLFCREEK I LLC
500 E BROWARD BLVD #1130
FORT LAUDERDALE FL 33394

HERITAGE WOLFCREEK LLL LLC
500 E BROWARD BLVD #1130
FORT LAUDERDALE FL 33394

STRATAS FOODS LLC
P.O. BOX 1470 #
DECATUR IL 62525

GREGORY REALTY GP
PO BOX 382366 #
GERMANTOWN TN 38183

GREGORY REALTY GP
PO BOX 382366 #
GERMANTOWN TN 38183

VANDERVOORT GUS A
3188 SANTA VALLEY #
BARTLETT TN 38133

KEELING CO
PO BOX 15310 #
LITTLE ROCK AR 72231

BARTLETT PEDIATRICS
8110 WALNUT RUN RD #
CORDOVA TN 38018

MASCOM PROPERTIES L L C
8039 STAGE HILLS BLVD #201
BARTLETT TN 38133

EIG PROPERTIES LLC
8099 STAGE HILLS BLVD #
BARTLETT TN 38133

SOUTHERN SECURITY FEDERAL
CREDIT UNION
765 W POPLAR AVE #
COLLIERVILLE TN 38017

HERITAGE WOLFCREEK III LLC
500 E BROWARD BLVD #1130
FORT LAUDERDALE FL 33394

HJ & F LLC
8170 HWY 64 #
BARTLETT TN 38133

SSJ INVESTMENTS LIMITED
5007 FRERET ST #
NEW ORLEANS LA 70115

DAYTON HUDSON CORPORATION
PO BOX 9456 #TPN 0950
MINNEAPOLIS MN 55440

MACS CONVENIENCE STORES
LLC
PO BOX 347 #
COLUMBUS IN 47202

SSJ INVESTMENTS LIMITED
3 GLENLAKE PKWY #
ATLANTA GA 30328

KOSTEN ALAN L AND SUSAN M
KOSTEN LIVING
2025 MILLER FARMS RD #
GERMANTOWN TN 38138

TAYLOR SUSANNE
3015 N GERMANTOWN RD #
MEMPHIS TN 38133

OAK GROVE MISSIONARY BAPTIST
CHURCH
7317 US HIGHWAY 64 #
MEMPHIS TN 38133

STAGE ROAD SHOPPING CENTER
GROUP L LC
55 FIFTH AVE #15TH
NEW YORK NY 10003

PASTA REAL ESTATE PARTNERSHIP
II
PO BOX 1537 #
MADISON TN 37116

MALCO STAGE HOLDING CO
(PSO)
5100 POPLAR AVE #2607
MEMPHIS TN 38137

COOK OUT-BARTLETT INC
PO BOX 698 #
THOMASVILLE NC 27361

GOLDEN ARCH LTD PSHP
5645 MURRAY RD #
MEMPHIS TN 38119

DMB HOLDING I LLC
4198 LOCH MEADE DR #
LAKELAND TN 38002

RIVERSIDE VILLAS LLC
1180 S BEVERLY DR #301
LOS ANGELES CA 90035

GOSSETT AL
1900 COVINGTON PIKE #
MEMPHIS TN 38128

L&G DEVELOPMENT(PSO)
500 E BROWARD BLVD #1130
FORT LAUDERDALE FL 33394

BRIXMOR WOLFCREEK
OUTPARCEL OWNER LLC
2424 RIDGE RD #
ROCKWALL TX 75087

ARCP RL/BB MEMPHIS TN LLC
1000 DARDEN CENTER DR #
ORLANDO FL 32837

ARCP RL/BB MEMPHIS TN LLC
450 S ORANGE AVE #3344
ORLANDO FL 32801

L & G DEVELOPMENT (PSO)
500 E BROWARD BLVD #1130
FORT LAUDERDALE FL 33394

HERITAGE WOLFCREEK III LLC
P O BOX 4900 #
SCOTTSDALE AZ 85261

B0158 00654 - BENTLEY PROPERTIES LP
B0158 00567 - TAYLOR SUSANNE DVM LIVING TRUST
B0158 00509 - GEESLIN JO ANN REVOCABLE LIVING TRUST
B0158 00190 - PATEL RAJESH AND RAKESH ARVIND PATEL
B0158I B00027 - AVGERIS ANDREW J AND JOSEPH B SHARP AND
B0158I B00026 - JMP BUSINESS AND BUILDING SERVICES LLC
B0158 00188 - 3087 NORTH GERMANTOWN PARKWAY LLC
B0158 00189 - GERMANTOWN ROAD LLC
B0158I B00025 - STAGE HILLS HOLDINGS LLC
B0158I B00024C - WE LOVE KIDS LLC
B0158I B00022 - JOYNER ARLENE
B0158I B00038 - MALCO STAGE ROAD LLC
B0158I B00047 - HAND CUT STEAKS ACQUISITIONS INC
B0158I B00017 - MASCOM PROPERTIES LLC
B0158 00179 - WOODBURY MICHAEL & ANGELA
B0158 00664 - HIGHWAY SIXTY FOUR LLC
B0158 00195 - WFL RETAIL LLC
B0158 00615 - CORDOVA HOTEL LLC
B0158 00665 - MBR ENTERPRISES LLC
B0158 00626 - JIBRIN SAFAA M
B0158 00625 - WAFFLE HOUSE INC
B0158 00482 - MCDONALDS REAL ESTATE CO
B0158I B00037 - BANK OF BARTLETT
B0158 00407C - MACS CONVENIENCE STORES LLC
092006 00014 - HERITAGE WOLFCREEK I LLC

B0158 00180 - RIVERSIDE VILLAS LLC

B0158 00403C - GOSSETT AL

092006 00025 - L&G DEVELOPMENT(PSO)

092006 00018 - BRIXMOR WOLFCREEK OUTPARCEL OWNER LLC

092007 00087 - ARCP RL/BB MEMPHIS TN LLC

092007 00086 - ARCP RL/BB MEMPHIS TN LLC

092006 00024 - L & G DEVELOPMENT (PSO)

092006 00017 - HERITAGE WOLFCREEK III LLC

Sam Harris

From: Kim Taylor
Sent: Thursday, January 21, 2021 1:25 PM
To: Sam Harris
Subject: FW: [External] Sticks & Stones Business Proposal

From: Sticks X Stones [mailto:sticks.stones901@gmail.com]
Sent: Thursday, January 21, 2021 12:30 PM
To: Kim Taylor <ktaylor@cityofbartlett.org>
Subject: [External] Sticks & Stones Business Proposal

- Cigar and Hookah Smoke Shop, cigars and hookahs will be smoked on-premise. Customers will purchase Cigars and/or Hookahs from Sticks & Stones to be consumed on premise.
- Customers will be carded upon entry to our establishment. Signage will be posted stating that customers will have to be 21 and Older to enter.
- Establishment does have a full kitchen where we plan to serve prepared food with a Menu and operate as a restaurant.
- We would like to serve beer (alcohol content of 5% or less) to be consumed on-premise only. NO liquor (alcohol content greater than 5%) will be served or provided on-premise.
- NO stage and NO live band DJ entertainment will happen within our establishment.
- No one under the age of 21 will be employed by Sticks & Stones
- If granted the license to serve beer, all employees will receive the State of Tennessee ABC training and will receive a server permit to serve beer.

--
Sticks X Stones
901-355-5625
sticks.stones901@gmail.com

Bartlett Department of Planning and Economic Development 6400 Stage Road, P.O. Box 341148 Bartlett, TN 38184-1148 (901) 385-6417 Fax (901) 385-6419 www.cityofbartlett.org	Zoning Verification for New Business License and Use & Occupancy Permit
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Business Name Sticks & Stones

Proposed Business Address 2965 N. Germantown Pkwy, 38133

Is this location a residence? Yes ☒ No Will it continue to be used as a residence? Yes ☒ No

Description of the Business (including any outside use)
 Sticks & Stones will be a cigar smokers lounge and restaurant. We are an age restricted establishment (21 and up), we will ID customers as they enter. We will apply to serve beer, however **NO liquor or live entertainment.**

Owner Name Willis White Jr. Phone 901-355-5625 Fax _____

Owner Address 6660 Kirby Oaks Cv S., 38119 Email sticks.stones901@gmail.com

Submitted by _____ (printed name) _____ (signature) _____ (date)

For Planning and Economic Development staff use only:		
Item	Answer	Staff Signature
Zoning classification of Proposed Business Address?	<u>C-H</u> District	
Home occupation? (Residential zoning district) If "yes," the applicant was given a copy of the Home Occupation regulations.	<u>yes</u> ☒ <u>no</u>	
If not a home occupation, Business is a permitted use of the zoning district?	☒ <u>yes</u> <u>no</u> <u>n/a</u>	
Planning Commission or Design Review Commission approval required (not including for signs)?	<u>yes</u> ☒ <u>no</u>	
Special Use Permit required?	<u>yes</u> ☒ <u>no</u>	
Off-street parking requirements met? (n/a for Home Occupation)	☒ <u>yes</u> <u>no</u> <u>n/a</u>	
A Business License and a Use & Occupancy permit may be issued without further zoning action. (Note: This does not include approval of signs.)	☒ <u>yes</u> <u>no</u>	Signature: <u>Sam Harris</u> Date: <u>1/29/2021</u>
Comments: <u>Restaurant Use permitted, TCA 39-17-1804 provides regulations to allow smoking within restaurants. Also, TCA 57-4-102 requires seating for 40, a menu and beer sales must not exceed 50% of sales</u>		

c: Applicant; Code Enforcement (Use & Occupancy); Finance (Business Licenses)

City of Bartlett
Commercial Business License
Department Approval

Date: 01/28/2021

Business Name & Location: Sticks & Stones
Business Name (PRINT)
2965 N. Germantown Pkwy, Ste. 111
Street Address (PRINT) (Do not use PO Box)
Bartlett, TN 38133
City, State & Zip (PRINT)
901-355-5625
Phone Number

Owner's Name (PRINT)

Describe specifically what your business will be doing when it opens:
Sticks & Stones will be a cigar smokers lounge and restaurant. We are an age
restricted establishment (21 and up), we will ID customers as they enter. We will
apply to serve beer, however NO liquor or live entertainment.

APPROVALS MUST BE OBTAINED WITHIN 30 DAYS FOR NEW
BUSINESSES OR 15 DAYS FOR EXISTING BUSINESSES

1. **Planning/Zoning:** Reviewed/Approved YES NO Signature: Sam Harris
Comments: Restaurant Use permitted, TCA 39-17-1304
provides regulations to allow smoking within restaurants Also,
TCA 57-4-102 requires seating for 40, a menu, and beer sales must not exceed
50% of sales
2. **Code Enforcement:** Reviewed/Approved YES NO Signature: _____
Comments: _____
3. ****Fire Marshall:** Reviewed/Approved YES NO Signature: _____
Comments: _____

**Required if commercial business

Application packet expires after 30 days. (This form must be submitted with the business license application. Please obtain the required approvals in the order they are listed above.)

Daily Memphian

PREMIUM BARTLETT

Bartlett cigar lounge to open without liquor, live music

By Omer Yusuf, Daily Memphian

Updated: March 10, 2021 3:15 PM CT | Published: March 10, 2021 3:15 PM CT

The business partners behind a Bartlett cigar lounge faced a tough decision after a key vote by the suburb's aldermen went against them in January.

Do they relocate to another Shelby County address that allows them to include all aspects of their initial proposal or make the necessary adjustments to open in Bartlett as originally planned?

Bartlett rejects special use permit for cigar lounge

That was the reality for Sticks X Stones partners Willis White Jr. and Tavaris Jones after the Board of Mayor and Aldermen voted against granting them a special use permit at its Jan. 12 meeting. The permit was necessary to allow live music and liquor at Sticks X Stones.

The original plan of opening a cigar lounge with live music and liquor in Bartlett was in tatters. However, increasing support from

Bartlett residents after the no vote - especially through social media - inspired White and Jones to keep Sticks X Stones in the city.

“Personally, that was always my favorite location when we were out here seeking other locations,” Jones said. “I’m happy that we’re here. I’m happy that we landed here. We were able to make the adjustments and still get ourselves into position where it still felt like our dream. We didn’t alter it so much where it just felt like we were going through the motions. It’s still something that we’re both very passionate about and seeing it come to fruition.”



“I’m happy that we’re here,” Sticks X Stones partner Tavaris Jones said of the Bartlett location. “I’m happy that we landed here. We were able to make the adjustments and still get ourselves into position where it still felt like our dream.” (Submitted)

Sticks X Stones, located in the Shoppes of Wolflake at 2965 N. Germantown Parkway Suite 111, is expected to open April 30. While Bartlett has several smoke and vape shops, this will be the city’s only cigar lounge.

Longtime friends propose cigar lounge in Bartlett

The business will still have cigars and hookah along with food. Sticks X Stones also obtained a beer permit from the city earlier this month, so it can serve beer and other low-alcoholic beverages, White said.

“It’s going to be a premier place, it’s gonna be a super-relaxed place,” White said. “It’s gonna be a fan favorite if you’re a real cigar enthusiast.”



“It’s going to be a premier place, it’s gonna be a super-relaxed place,” Sticks X Stones partner Willis White said. “It’s gonna be a fan favorite if you’re a real cigar enthusiast.” (Submitted)

There’s also one new notable addition – a Sticks X Stone cigar line. Once the cigar lounge opens, customers can purchase cognac or rose-flavored cigars. The rose flavor is a lighter one for non-regular cigar smokers, White said.

Now about seven weeks away from opening, a dream that took years to accomplish is close to reality for two longtime friends who came up with the idea when smoking cigars together.

“It still doesn’t feel real to be honest with you,” Jones said. “I’ve been in there some nights and just sat in there really trying to take it all in. It doesn’t feel real. It’s almost like I’m sleepwalking right now ... Once we set in and finally agreed upon this location, things just started

moving so fast. I hadn't really had time to process it all. I'm sure I'll have my time and it'll really sink in on me."

TOPICS

BARTLETT STICKS & STONES BARTLETT BOARD OF MAYOR AND ALDERMEN
SUBSCRIBER ONLY

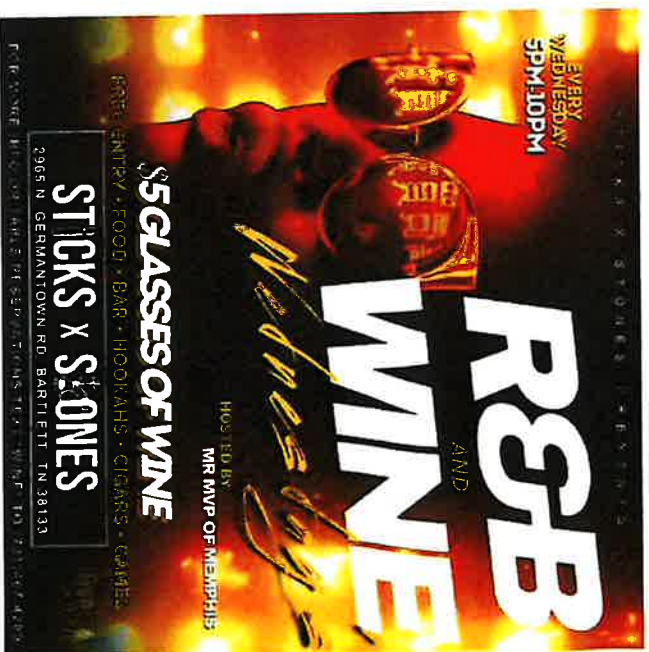
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Subscribers to The Daily Memphian help fund our not-for-profit newsroom of nearly 40 local journalists plus more than 20 freelancers, all of whom work around the clock to cover the issues impacting our community. Subscriptions - and donations - also help fund our community access programs which provide free access to K-12 schools, community organizations, and more. Thank you for making our work possible.

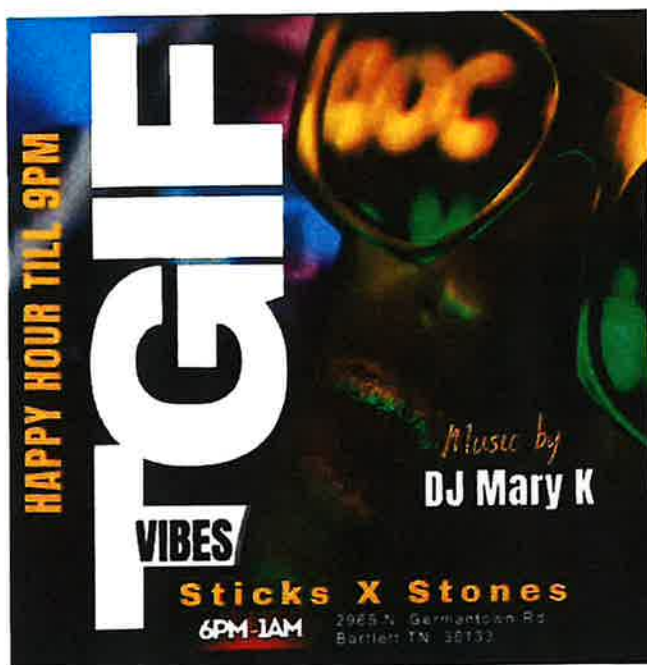


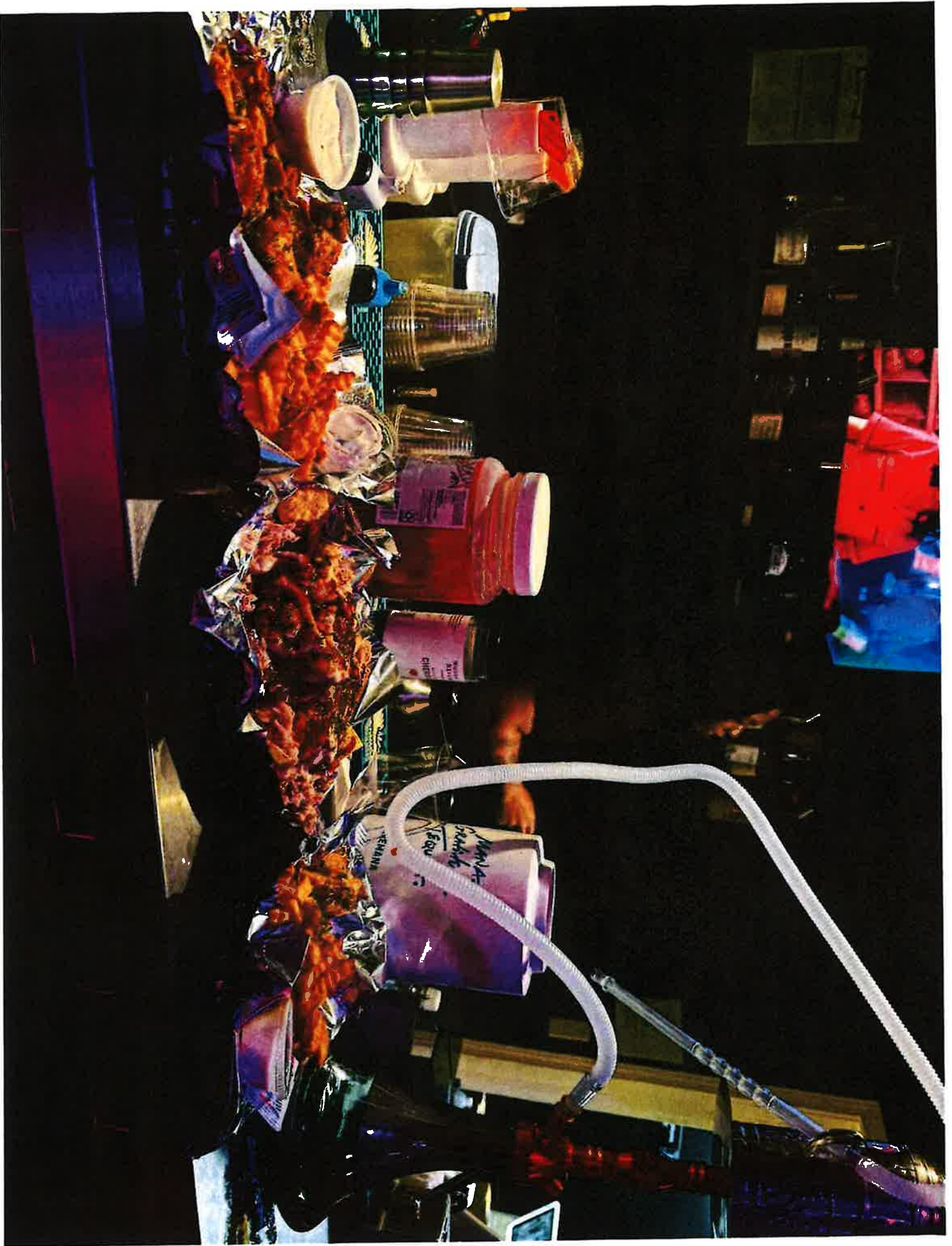
Omer Yusuf

Omer Yusuf covers Bartlett and North Memphis neighborhoods for The Daily Memphian. He also analyzes COVID-19 data each week. Omer is a former Jackson Sun reporter and University of Memphis graduate.



STICKS & STONES
 Cigars • Hookah • Food • Live Music





C&W Enterprises LLC d.b.a. Sticks & Stones

2965 N. Germantown Pkwy
Ste. 111
Bartlett, TN 38133
901-355-5625
sticks.stones901@gmail.com

September 30, 2020

Greetings,

My name is Willis White Jr and I am part owner of, C&W Enterprises LLC d.b.a. Sticks & Stones. My business partner and I are looking to obtain a special use permit in the City of Bartlett to operate a Cigar Bar, Lounge and Restaurant. We plan to open our location at 2965 N. Germantown Pkwy, Ste. 111 located in The Shoppes of Wolflake. Outside of the special use permit, we must also obtain a tobacco license and a liquor and beer license from the State of Tennessee in order to open our business. Our operating days will be Tuesday - Sunday, our hours of operation will be the following...

Tuesday - Thursday 3pm - 10pm

Friday & Saturday 12pm - 12am

Sunday 12pm - 8pm.

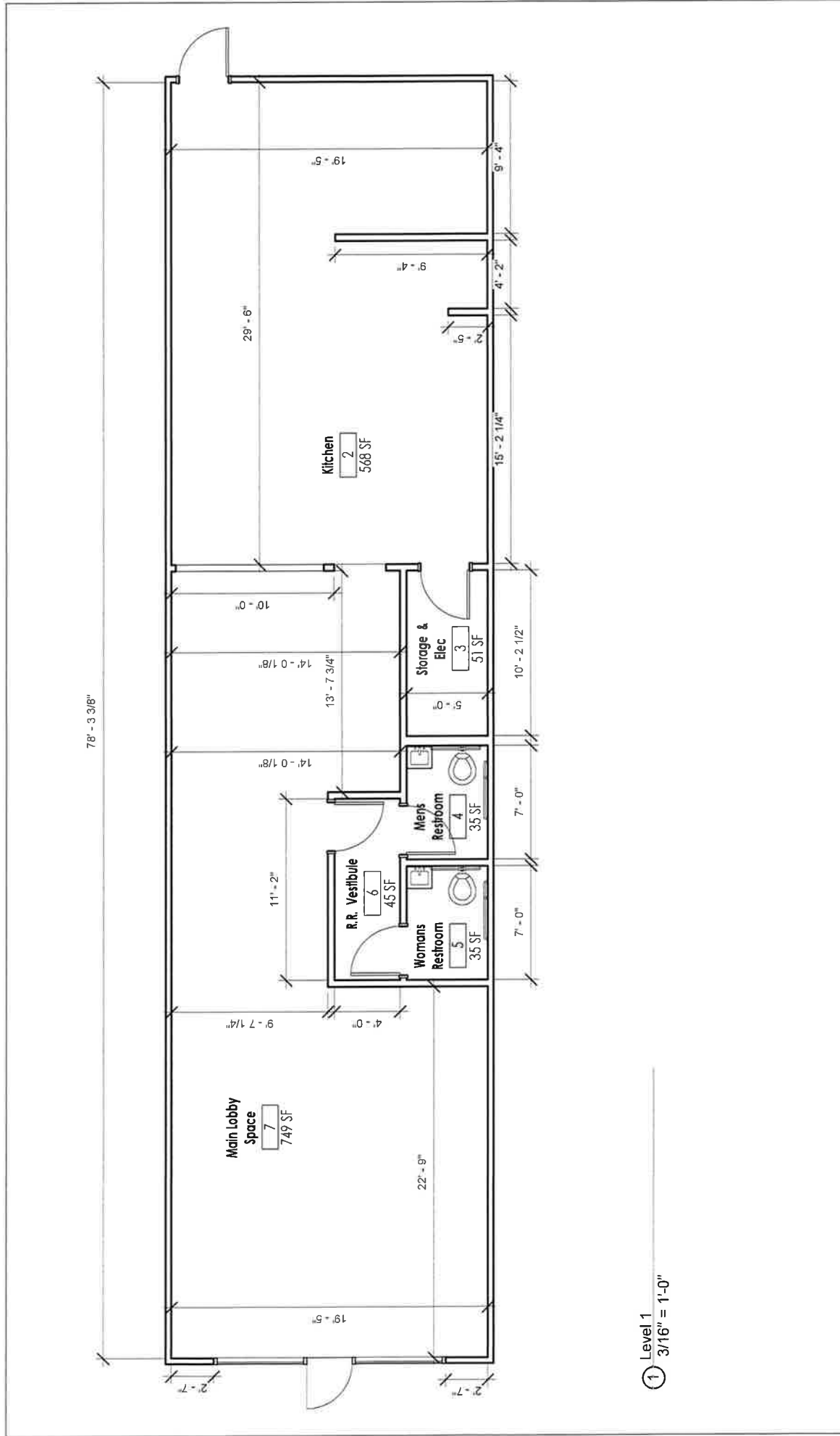
My business partner and I have a passion for business and entrepreneurship and this is why we wanted to go into business together. We both have an interest in Cigars and we are a part of the growing cigar culture in Shelby County. Based on our independent research, there are no spaces in Bartlett for cigar enthusiasts and we wanted to fill that need. Our business will provide the sale of Cigars, Hookah, Beer, Wine and Spirits and food all of which will be consumed on the premises. Most of our revenue is expected to come from Cigars and Liquor sales, because of this we will operate as a Lounge/Limited Service Restaurant. We will have live band entertainment weekly on Fridays. Our establishment is 21 and up, no one under 21 will be allowed entry nor will we employ anyone under the age of 21. We will not check the ID of customers entering the building however we will check the ID of every customer purchasing a tobacco product and wine, beer or liquor. We appreciate your consideration for the special use permit to operate our business, we look forward to a long and prosperous business relationship with the City of Bartlett.

Thank You,

Willis White Jr., Owner

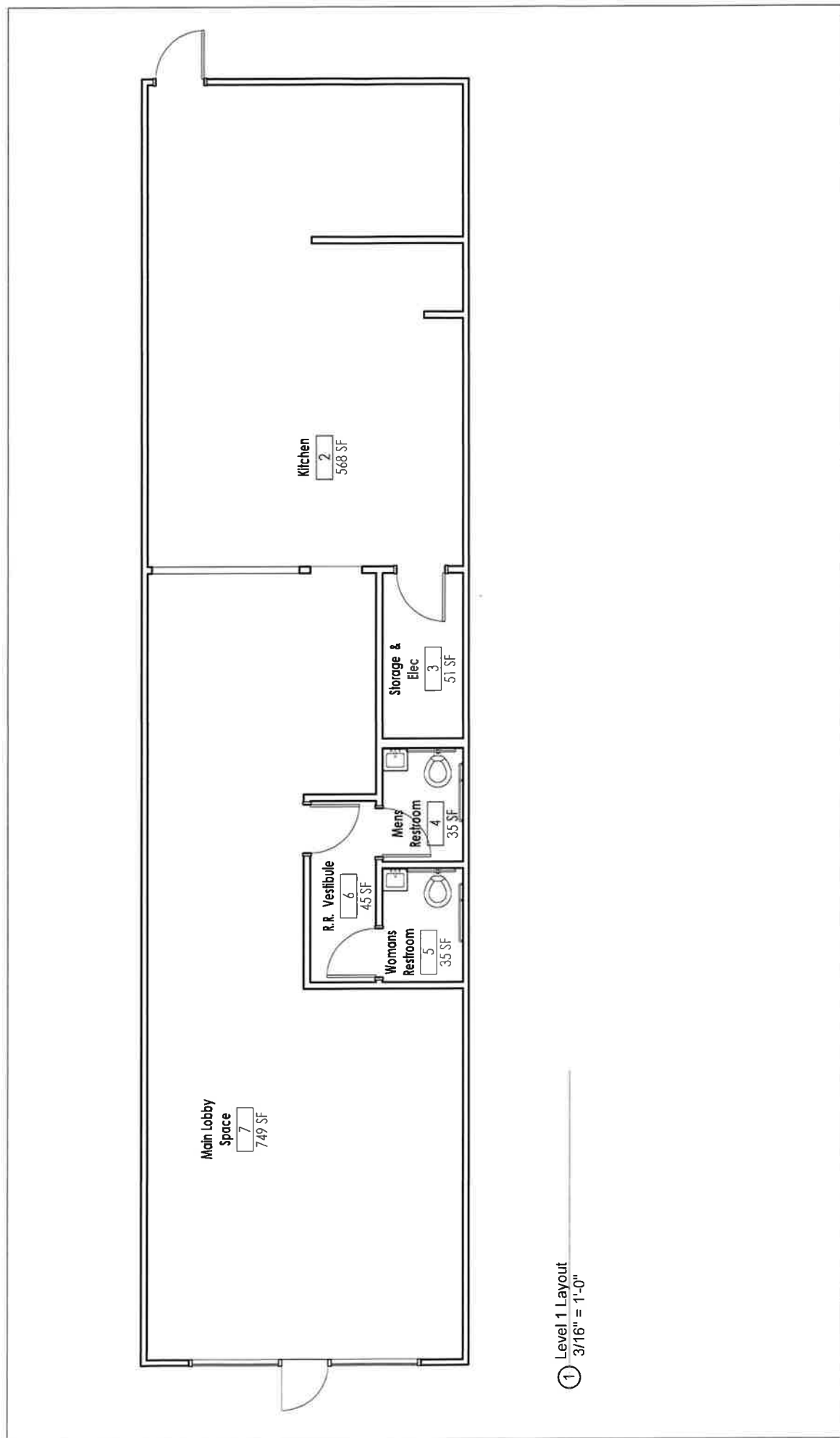
Tavaris Jones, Owner

Sticks X Stones



① Level 1
3/16" = 1'-0"

 AARON PATRICK ARCHITECTS	2965 N Germantown Pkwy		Project number: 10/20/2020	A 1.01
			Date	Scale 3/16" = 1'-0"
			FLOOR PLANS DIMENSIONS	



① Level 1 Layout
3/16" = 1'-0"



2965 N Germantown Pkwy

Project number:
Date: 10/20/2020
FLOOR PLAN LAYOUT

A 1.02
Scale 3/16" = 1'-0"

① SINKER LEVEL
SINKER: 1/4" = 1'-0"

Subst.: 1/9" x 1'-0"

AS-BULLETS PLAK

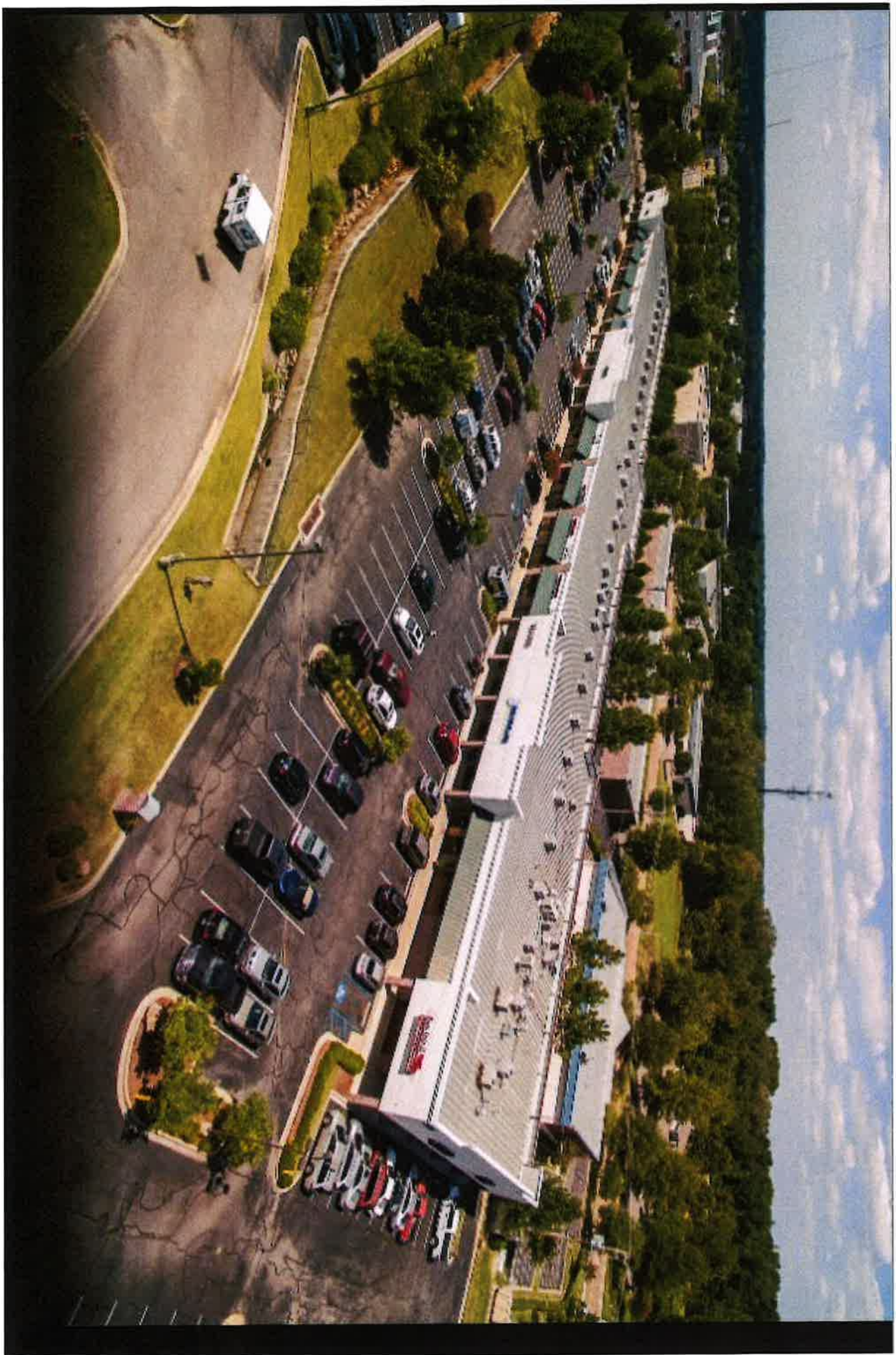
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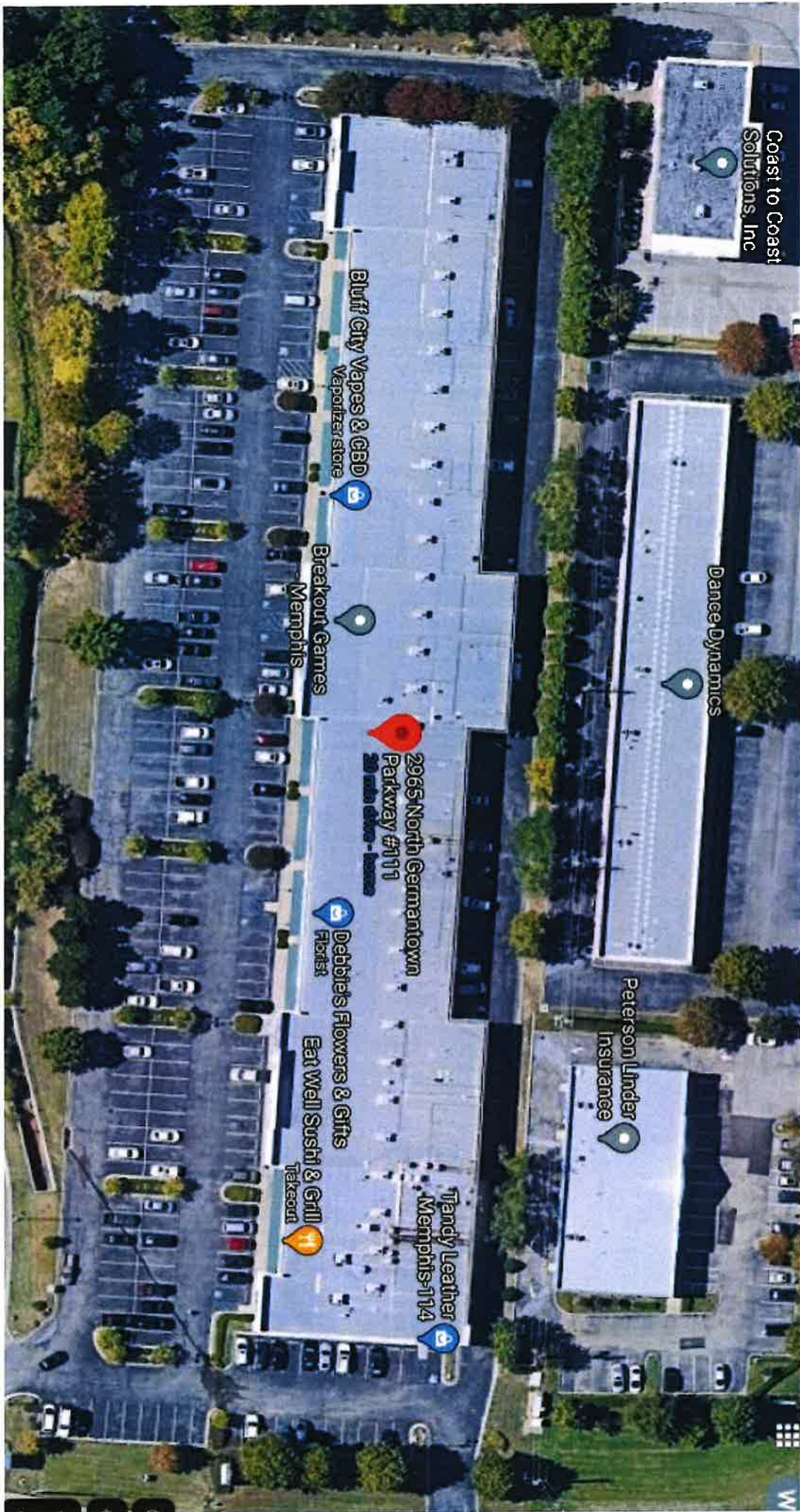
DIMENSIONAL FLOOR PLANS

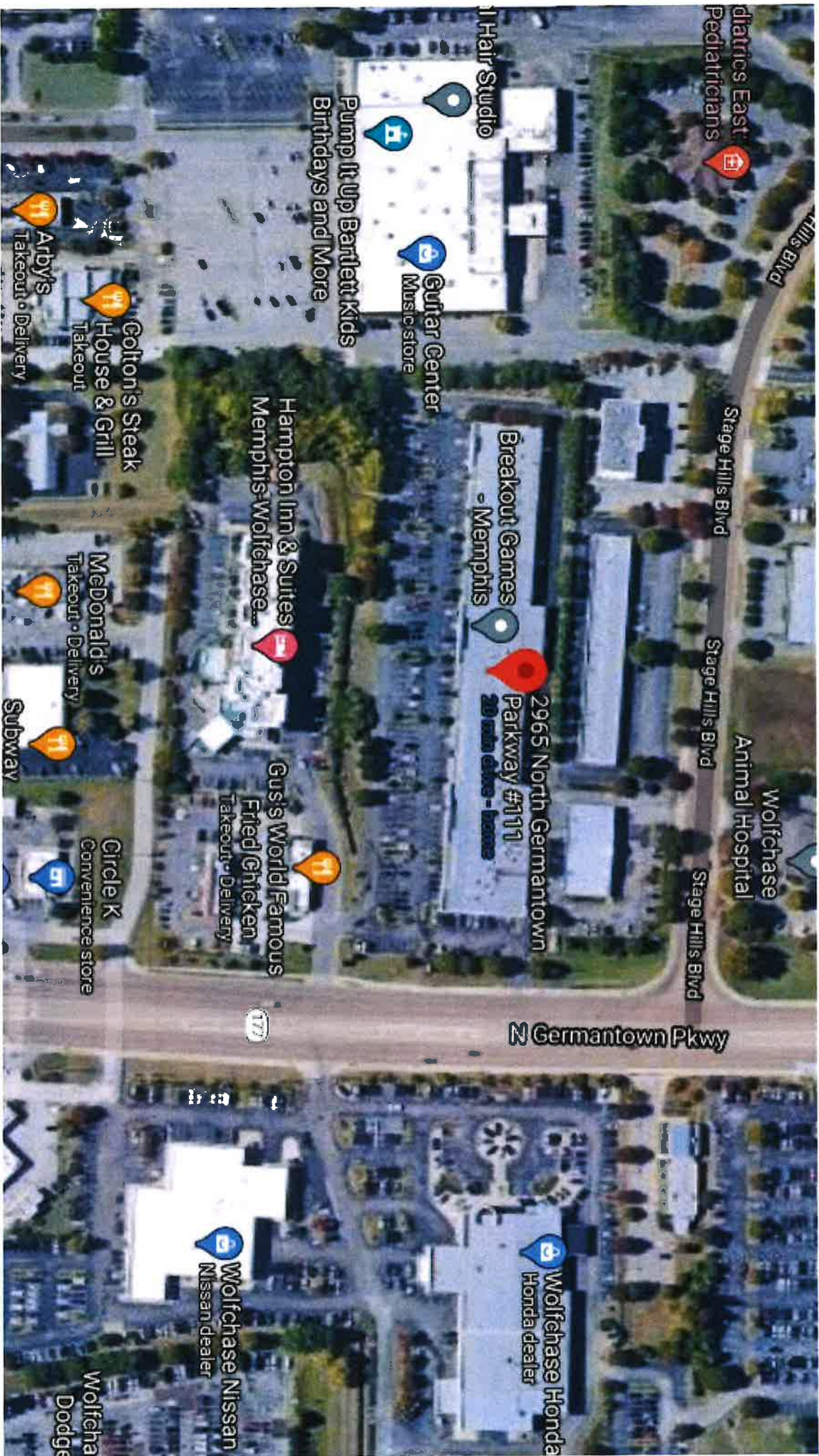
2905 N GERMAN TOWN PKWY

Materials & Materials
Construction
Merrill, W. H.
Presidents By Julia Prescott
10-28-72











LEGAL DESCRIPTION
Exhibit "A"

BEING A LEGAL DESCRIPTION OF THE WOLFLAKE RETAIL CENTER, LLC, PROPERTY AS RECORDED IN INST. NO. 151004596 AT THE REGISTER'S OFFICE IN SHELBY COUNTY TENNESSEE (S.C.R.O.), BEING LOT 5 OF THE GEORGE ABERNATHY SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 69 (S.C.R.O.), SITUATED IN BARTLETT, SHELBY COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE TANGENT INTERSECTION OF THE SOUTH LINE OF STAGE HILLS BOULEVARD (PUBLIC, ASPHALT PAVED, 68-FT. R.O.W.) AND THE WEST LINE OF NORTH GERMANTOWN ROAD (PUBLIC, ASPHALT PAVED, 160-FT. R.O.W.); THENCE SOUTHWARDLY ALONG THE WEST LINE OF GERMANTOWN ROAD - A DISTANCE OF 164.64 FEET TO THE SOUTHEAST CORNER OF LOT 32 BARTLETT CORPORATE PARK EAST (PLAT BOOK 156, PAGE 5, SCRO), AND BEING IN THE NORTH LINE OF SAID LOT 5; THENCE SOUTH 87 DEGREES 50 MINUTES 59 SECONDS EAST ALONG SAID LINE - 33.04 FEET TO A SET IRON PIN IN THE WEST LINE OF SAID NORTH GERMANTOWN ROAD BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 32 MINUTES 16 SECONDS EAST ALONG SAID WEST LINE - 259.16 FEET TO A FOUND IRON PIN IN THE NORTH LINE OF THE FINAL PLAT OF EQUITY INNS SUBDIVISION (PLAT BOOK 169, PAGE 55 (SCRO)); THENCE NORTH 87 DEGREES 51 MINUTES 44 SECONDS WEST ALONG THE NORTH LINE OF SAID SUBDIVISION - 765.22 FEET TO A FOUND IRON PIN IN THE EAST LINE OF LOT 42A OF SAID BARTLETT CORPORATE PARK EAST SUBDIVISION; THENCE NORTH 00 DEGREES 23 MINUTES 20 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 42A A DISTANCE OF 259.30 FEET TO A FOUND IRON PIN IN THE SOUTH LINE OF LOT 35 OF SAID SUBDIVISION; THENCE SOUTH 87 DEGREES 50 MINUTES 59 SECONDS EAST ALONG THE SOUTH LINE OF LOTS 35, 34, 33 AND 32 A DISTANCE OF 764.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 198,076 SQUARE FEET OR 4.547 ACRES, MORE OR LESS.



KN6289

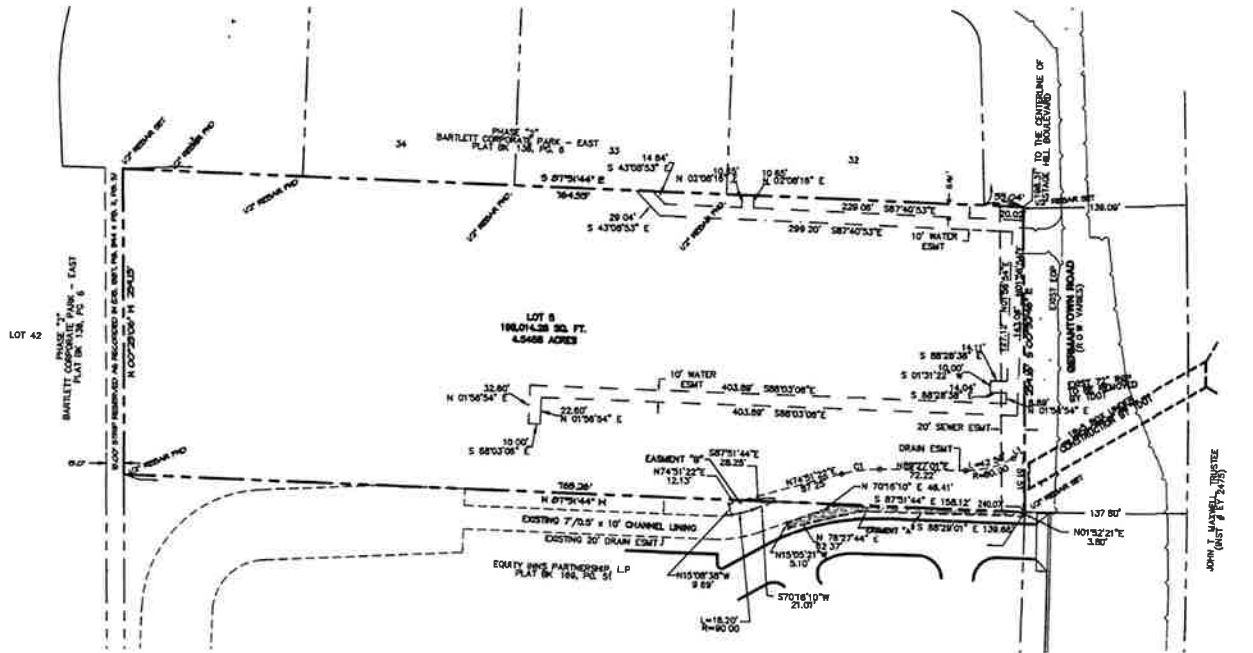
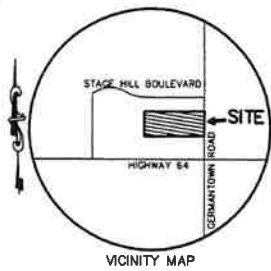
10/08/2000-14:45:51

Plat: Subdivision		58
D/C: 2 - MAX HAYES		
PLAT BOOK: 188		
PAGE: 18		
RECORDING FEE		30.00
DP FEE		2.00
TOTAL AMOUNT		32.00
PAGE COUNT: 2	PAGE ADDED: No	GROUP ID: X00015495T
STATE of TENNESSEE, COUNTY of SHELBY		
Joe M. Reyes, REGISTER		

GRAPHIC SCALE



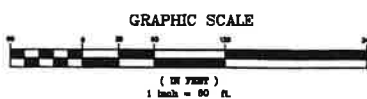
(IN FEET)
1 inch = 60 ft.



REQUIRED AREA ESMT. "A"
PERMANENT EASEMENT= 1,108.81 SQ. FT.
REQUIRED AREA ESMT. "B"
PERMANENT EASEMENT= 260.88 SQ. FT.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING
C1	32.87	120.00	16.54	32.77	S81°43'38"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.34	N60°06'29"E



EASEMENT PLAT
LOT 5
GEORGE M. ABERNATHY SUBDIVISION
BARTLETT, TENNESSEE
DATE: SEPTEMBER, 2000 SCALE: 1"= 50'
DEVELOPER: MGNEL INVESTMENT CO.
7700 WOLF RIVER BLVD
GERMANTOWN, TN 38138



THE CITY OF MEMPHIS BENCHMARK @ N.W. CORNER OF HWY 64 AND
GERMANTOWN ROAD, 16' N OF EX ON GERMANTOWN ELEV 316.11'

FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL
FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP
NO. 4705700150E, EFFECTIVE DATE DECEMBER 2, 1994

Owner's Certificate

I, M. J. Smith, the undersigned owner of the property shown hereon, hereby adopt this plan of development and dedicate the streets as shown to the public use forever, and hereby certify that I am the owner in fee simple, duly authorized so to act, and that said property is unencumbered by any taxes that have become due and payable.

Date 10/3/2000

Date

State of Tennessee
County of Shelby

Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared M. J. Smith, with whom I am personally acquainted and who, upon oath, acknowledged himself to be owner of Lot 5, George M. Abernathy Subdivision, and he as such owner, executed the foregoing instrument for the purpose therein contained by signing his name as owner.

In the witness whereof, I hereunto set my hand and affix my seal this 3rd day of October, 2000.

Notary Public
My commission expires December 1, 2002

Mortgagee's Certificate

We, the undersigned, Bill Simmons-Bank, mortgagee of the property shown hereon, hereby adopt this plan of development and dedicate the street, right-of-way, easement and rights of access as shown to the public use forever, and hereby certify that we are the mortgagee duly authorized so to act and that said property is unencumbered by any taxes which have become due and payable.

Date 10/4/2000

Date

State of Tennessee
County of Shelby

Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Bill Simmons, with whom I am personally acquainted and who, upon oath, acknowledged himself to be owner of Lot 5, George M. Abernathy Subdivision, and he as such representative executed the foregoing instrument for the purpose therein contained by signing his name as representative of the mortgagee.

In the witness whereof, I hereunto set out hand and affix my seal this 4th day of October, 2000.

Notary Public
My commission expires December 1, 2002

Engineering Certificate

I am hereby certified, that the engineering aspect of this plot is true and correct, is in conformance with the zoning and subdivision regulations and the specific conditions imposed on this development, and to the best of my knowledge takes into account all applicable regulations.

MARK T. McGUIRE, P.E.
Tennessee Certificate No. 104502

Surveyor's Certificate

I, JOHN W. ASHWORTH II, do hereby certify that I am a registered Land Surveyor, and that I have surveyed the lands embraced within the plot or map designated as George M. Abernathy Subdivision, a subdivision all lying within the corporate limits of the Town of Bartlett, Tennessee, said plot or map is a true and correct plot or map of the lands embraced therein, showing the subdivision thereof in accordance with Subdivision Regulations of the Town of Bartlett, Tennessee. I further certify that the survey of the lands embraced within said plot or map has been correctly monumented in accordance with the Subdivision Regulations of the Town of Bartlett, Tennessee.

In the witness whereof, I the said JOHN W. ASHWORTH II, Land Surveyor, hereunto set out hand affix my seal this 10th day of October, 2000.

JOHN W. ASHWORTH II
Tennessee R.L.S. Certificate No. 1344

Board of Mayor and Aldermen Certificate

I, Kenn Fulmer, do hereby certify that all required improvements have been installed or that a performance bond or other collateral in sufficient amount to assure completion of all required improvements has been posted for the plan of development shown on this plot and are hereby approved by the Town of Bartlett, Tennessee.

10/5/2000

Kenn Fulmer
Mayor, Town of Bartlett

Planning Commission Certificate

I, David Robinson, do hereby certify that the Town of Bartlett Planning Commission has approved this plot of plan development for recording.

Oct. 4, 2000

David Robinson
Secretary, Planning Commission
Town of Bartlett

Owner's Certificate

I, Phillip H. McNeill, the undersigned owner of the adjacent property shown hereon, hereby adopt the dedicated easement as shown to the public use forever, and hereby certify that I am the owner in fee simple, duly authorized so to act, and that said property is unencumbered by any taxes that have become due and payable.

Date 10/4/00

Date

State of Tennessee
County of Shelby

Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Phillip H. McNeill, with whom I am personally acquainted and who, upon oath, acknowledged himself to be owner of Lot 1, George M. Abernathy Subdivision, and he as such owner, executed the foregoing instrument for the purpose therein contained by signing his name as owner.

In the witness whereof, I hereunto set my hand and affix my seal this 4th day of October, 2000.

Notary Public
My commission expires 01-31-01



EASEMENT PLAT
LOT 5
GEORGE M. ABERNATHY SUBDIVISION
BARTLETT, TENNESSEE
DATE: APRIL, 2000 SCALE: 1"= 50'
DEVELOPER: MMR GROUP, LLC



Municipal Planning Commission

Minutes

Monday, July 7, 2025 - 6:30 P.M.

The Bartlett Planning Commission (PC) met in the City Hall Assembly Chamber on Monday, July 7, 2025 at 6:30 p.m. for a regularly scheduled meeting.

The following members were present:

David Hunt
Jack Young, Alderman
Paul Kaiser, Chairman
Jim Lamb, Vice Chairman
Ken Demetriou
James Reid
Don Conway
John Conroy
Greg Easton

The following staff/advisors were present: Kim Taylor, Director of Planning; Sam Harris, Senior Planner; Leslie Brock, Planner; Trey Arthur, Director of Code Enforcement; Erin Campbell, Assistant Director of Engineering; Craig Jones, Deputy Fire Marshal; Ed McKenney, City Attorney

Alderman Jack Young opened the meeting with a prayer.

The Pledge of Allegiance to the flag of the United States of America was recited.

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

Approval of Minutes of the Monday, June 2, 2025 meeting:

Jack Young made a motion to approve the minutes of the Monday, June 2, 2025 meeting as submitted. David Hunt seconded the motion. Roll Call Vote: Greg Easton, John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted "YES". **Motion carries.**

NEW BUSINESS

Public Hearing

Planned Development

1. Bartlett Boulevard & Yale Road Planned Development, Parcel B015700333 (David Bray, The Bray Firm)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Mr. David Bray with The Bray Firm, who is requesting Planning Commission approval of a favorable recommendation for a Planned Development. The subject property is located at the southeast corner of Yale at Bartlett Boulevard, and it is within the "RS-10" Single-Family Residential Zoning District.

BACKGROUND: On November 4, 2024, the Planning Commission made a favorable recommendation to the Board of Mayor and Aldermen for an 8-lot planned residential development on the subject property. The application was withdrawn by applicant prior to Board of Mayor and Aldermen approval.

DISCUSSION: The specific request by the applicant is for Planning Commission approval of a favorable recommendation to the Board of Mayor and Aldermen for a Planned Development on subject property. The applicant is proposing to develop 3.66 acres of land into a 5-lot planned residential subdivision with a common open space lot. The lot sizes will range from 13,816 square feet to 58,800 square feet (1.34 acres). The proposed housing density is 1.36 units per acre and the minimum yard setbacks are:

<u>Actual</u>	<u>RS-10 Zoning District</u>
A. Front – 30 feet Yale/ 40 feet Bartlett Boulevard	Front – 30 feet
B. Side – 5 feet	Side – 5/10 feet
C. Rear – 25 feet	Rear – 25 feet
D. Width – 65.05 feet	Width – 80 feet

The proposed planned development features a 49,161 square foot common open space, guest parking spaces, and a cluster mailbox area. Access to the subdivision will be from Yale Road and a right in/right out only on Bartlett Blvd.

Recommendation: Approval of a favorable recommendation by the Planning Commission to the Board of Mayor and Aldermen with conditions.

Engineering Conditions:

General:

1. A Residential Subdivision Contract will be required to cover all associated fees and bond.
2. Applicant/Engineer shall provide a digital set of drawing files showing the sanitary sewer lines, drainage lines, lot lines and all improvements in AutoCAD format to ecampbell@cityofbartlett.org and dhubbard@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve any conflicts.
3. A SWPPP will be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
4. The private road is offset to the east of Countryhill Drive, which provides the potential for head on collisions in the center of Yale for left turning vehicles. This access, if it remains in this location, needs to be right-in-right-out. If a full movement intersection is desired it shall be shifted to the west to line up.
5. All new utilities shall be underground.
6. All mark-ups and corrections shall be addressed on the revised plans.

Plat:

7. All sewer, water, drainage, and other utility easements shall be shown. Additional 20' sewer easement will also be required on the property to the south for sewer connection.
8. Area for storm water detention is to be shown and labeled non-buildable.
9. Common Open Space shall be shown to be maintained by the HOA. Including private drive and detention area.
10. Show where the permanent SD survey monuments are to be installed. See Article IV, section 4 of the City's subdivision ordinance.
11. No direct driveway access shall be permitted to Yale or Bartlett Blvd from any lot within this development.

Site Plan:

12. Detention shall be shown.
13. Plan and profile sheet for road should be included.

Sanitary Sewer Plan (NOT INCLUDED):

14. Sewer profile will be required.
15. Structure and pipe data shall be shown with space provided for as-builts.
16. If any sewer cleanout is located in a paved area, then it shall comply with the detail approved by Bartlett Codes, which involves a brass connections and a concrete collar.
17. Tracer wire is required on all public sewer. Add detail to plan set.

Erosion Control Plan (NOT INCLUDED):

18. The Engineer may need to submit a SWPPP to TDEC with a copy sent to the City of Bartlett Engineering Department. Once TDEC has issued the Notice of Coverage (NOC), a copy shall be sent to the City of Bartlett Engineering Department.
19. EPSCs shall be shown in areas of off-site sewer installation.
20. An additional sheet is required for final stabilization of the site.
21. Metal posts with wired backed fence are required on the proposed silt fences.

Grading & Drainage Plan (NOT INCLUDED):

22. Detention will be required, provide detention analysis.

Planning Conditions:

1. The applicant shall add street names for the future Construction Plan and Final Plan submittals.
2. The applicant shall include a tree survey with a tree table with the Construction Plan.
3. The applicant shall include a landscape plan for the common open spaces.
4. A note shall be added to the plat stating that the proposed Planned Development requires a homeowner's association to be formed to maintain all common amenities. (All landscaping, subdivision fence, subdivision sign, private street, and other features.)
5. The applicant shall attach the homeowner's association bylaws instrument number and the covenants and restrictions instrument number to the final plat.
6. The applicant shall obtain Design and Review Commission approval for the common open space amenities and subdivision signage.

7. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.
8. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that may be suggested by the Board of Mayor and Aldermen.
9. Should the Planned Development be approved by the Board of Mayor and Aldermen, the applicant shall submit construction and final subdivision plans, along with a site plan application to the Design Review Commission for the common open space areas and the amenities to be installed in the common open space areas.

Chairman Kaiser called for questions from the PC for Director Taylor.

David Hunt asked why there was a reduction in the number of lots being developed on the property. Director Taylor indicated there is a new owner with a new plan.

Chairman Kaiser asked if the applicant was present.

David Bray, The Bray Firm, 2950 North Stage Plaza, Bartlett, TN 38134, came forward. Mr. Bray acknowledged they accept the conditions as presented.

The Public Hearing opened at 6:35 p.m.

Chairman Kaiser called for any citizen wishing to speak in favor of the Planned Development to come forward.

No one came forward to speak in favor of the Planned Development.

Chairman Kaiser called for any citizen wishing to speak in opposition to the Special Use Permit to come forward.

Mr. Zane Deskins, 3332 Bartlett Boulevard, Bartlett, TN 38134, came to the podium.

Mr. Deskins stated he owns the property adjacent to the proposed development and is concerned that he and his family will be unable to subdivide the property

behind their homes as it will be landlocked with no access to Bartlett Boulevard or Yale Road. Senior Planner Sam Harris explained that Mr. Deskins would have to build a road and add the utilities as the other property owner is doing to have the required frontage for the RS-10 subdivision development.

Additionally, Mr. Deskins also stated he only received the first notification of the development of the property the previous week. Senior Planner Sam Harris provided the information the city has sent three mailings/public notifications for the development of the property.

The Public Hearing adjourned at 6:43 p.m.

No further discussion.

James Reid made a motion to forward a Favorable Recommendation to the Board of Mayor and Aldermen for the Bartlett Boulevard and Yale Road Planned Development, Parcel B015700333. Don Conway seconded the motion.

Roll Call Vote: Greg Easton, John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted YES.

Motion PASSES.

Public Hearing **Special Use Permit**

2. Secondhand Retail, 7610 Highway 70 (Raymond Couch, Goodwill Memphis, Inc.)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Raymond Couch with Goodwill Memphis, who is requesting Planning Commission approval of a favorable recommendation for a Special Use Permit to allow a secondhand retail use. The subject property is located at 7610 Highway 70. The subject property is within the "C-H" Highway Business Zoning District.

BACKGROUND: The subject property is located within the Corner Shops of Highway 70 Subdivision on Lot 1. The site was a Starbucks Coffee drive thru restaurant. The current use is a Baby Jack's BBQ restaurant with a drive thru window/lane. The building is 1,800 square feet. Memphis Goodwill, Inc. is under contract to lease this property. On April 17, 2025, the Board of Zoning Appeals upheld the decision of the Building Official that an Attended Donation Center (ADC) is a donation collection, storage, and distribution facility that is a permitted use within the "I-P" and "I-O" zoning districts with Site Plan approval by the Planning Commission and Design Review Commission, but that the proposed use is not permitted in the "C-H" Highway Business Commercial Zoning District.

DISCUSSION: The specific request by the applicant is for the Planning Commission approval of a favorable recommendation for a Special Use Permit to allow a secondhand retail use on the subject property located at 7610 Highway 70. According to Article V, Chart I of the Zoning Ordinance, secondhand retail use requires obtaining a Special Use Permit. The applicant is proposing to utilize some of the building as a secondhand retail store for their e-commerce items, jewelry, collectibles, and the like. However, they will still be proposing to utilize part of the building as an Attended Donation Center (ADC). Since they are proposing a secondhand retail use component that is allowed with SUP approval within the "C-H" Highway Business commercial zoning district, then the Attended Donation Center (ADC) could be considered an ancillary use of the primary secondhand retail use. The surrounding Zoning Districts are "C-H" Highway Business to the north, "C-L" Neighborhood Business and "C-H" Highway Business to the south, "C-L" Neighborhood Business and "RS-12 Single Family Residential to the east", and "C-H" Highway Business to the west. The surrounding uses include: single family residential, bank, drive thru restaurants, restaurants, multi-tenant retail, physical therapy office, and grocery store.

Recommendation: Approval of a favorable recommendation to the Board of Mayor and Aldermen with conditions.

Engineering Conditions:

1. The owner/applicant shall identify all utilities on site by contacting Tennessee One Call at 811 before commencing any site work.
2. The proposed gates appear to be located over previously installed private drainage.

Planning Conditions:

1. Should the Special Use Permit be approved by the Board of Mayor and Aldermen, the applicant shall submit a Site Plan application for approval by the Design Review Commission for all exterior changes proposed to the subject property.
2. According to the applicant, the access driveways will be gated to prevent dumping after hours. However, this may encourage customers to drop off donations in the shared ingress/egress easement of the commercial center during off hours.
3. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that maybe suggested by the Board of Mayor and Aldermen.
4. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

Chairman Kaiser called for questions from the PC for Director Taylor. No questions were asked.

Discussion

Raymond Couch, Director of Goodwill, Memphis, spoke to the plans for this property. He stated this is a new business model for Goodwill and will be the first of its kind in the Memphis area. The primary inventory will be collectibles such as jewelry, art, baseball cards, comics, etc. The facility will also be used for the emerging E-Commerce market of Goodwill, Industries, as well as a collection point/drop-off point.

Mr. Hunt asked how big the building is and how much will be devoted to the sales floor. Mr. Couch said the building is 1800 sq. ft. with approximately 35% of the building will be used for the sales floor.

Mr. Easton asked why would Goodwill open a facility approximately two miles away from their current storefront. Mr. Couch indicated that this store will not be selling the same kind of merchandise and Bartlett has a higher income that will support this new business model. The donation site will be attended with no ability to drop off items after-hours.

Mr. Young asked if only 35% of the space will be dedicated for the sales floor, why not do it at the other location. Mr. Couch responded that Bartlett has higher-end buyers that will appreciate the new space.

Mr. Reid asked how effective their sales will be if only approximately 550 sq. ft. available for inventory. Mr. Couch said that it will be dependent on the layout and type of fixtures that are used in the space.

The public hearing opened at 7:03 p.m.

Chairman Kaiser called for any citizen wishing to speak in favor of the Special Use Permit to come forward.

Steve Stewart, 3011 Christoval Cove, Bartlett, TN 38133, came to the podium. He has worked with Goodwill Industries in the Memphis area for years doing signage at their various locations. Mr. Stewart believes the organization has a good mission and spoke highly of the Collierville Goodwill Bookstore experience.

Will Clem, 12251 Grand Ridge Lane, Arlington, TN, 38002, came forward. He is the current owner of Baby Jack's, 7610 Hwy. 70, Bartlett, TN 38133. Mr. Clem has seen the architectural renderings of the proposed store and said they look very nice. He believes the store will be a good addition to the community.

Chris Woods, 9150 Anderton Springs Drive, Bartlett, TN 38133, has worked with Goodwill since 2006. Mr. Woods said that Goodwill manages their facilities well. He indicated that a gate/fence could be added to the property to deter any after-hours drop offs.

Chairman Kaiser called for any citizen wishing to speak in opposition of the Special Use Permit to come forward.

Ray Stroud, 7504 Delmonico Cove, Bartlett, TN 38135, came to the podium. Mr. Stroud stated that he used to operate a business next door to a thrift store and it was a negative experience. This is not an ideal proposition for this location. Please disapprove this request.

Tim Kellum, 3730 Appling Lake Dr., Bartlett, TN 38133 approached the podium. He said that he is concerned about the increased pollution from increased traffic and the level of littering and debris due to the donation drop-off.

Patricia Stroud, 7504 Delmonico Cove, Bartlett, TN 38135, came forward to speak against the Special Use Permit. She is against the plan as presented with the majority of the building being proposed as a drop-off center.

Melanie Busch, 3904 Wheelers Run Cove, Bartlett, TN 38135, came forward to add her voice to the opposition. She reiterated the same reasoning as her previous concerned neighbors.

Cheryl Edwards, 7501 Delmonico Cove, Bartlett, TN 38135, approached the podium to add her comments to the opposition. She said young families are moving into the area and investing in their homes, which this development will be a detriment to their efforts. Ms. Edwards also shared that she has been to the Collierville Goodwill bookstore location and said it is in their commercial district on West Poplar Avenue.

Larry Patrick, 7537 Delmonico Cove, Bartlett, TN 38135, believes the retail portion is not the primary issue, it is the drop-off donation center. The litter will only increase.

Amy Brown, 7491 Delmonico Cove, Bartlett, TN 38135, spoke in opposition to the plan.

Charlotte White, 7426 4th Avenue, Bartlett, TN 38135, said her residence is the closest to the proposed store; and the store is a detriment to the neighborhood.

Rudolph Brown, 7491 Delmonico Cove, Bartlett, TN 38135, spoke against the proposal.

Senior Planner Sam Harris read a letter of opposition received by the Planning Department into the record.

*Rudolph Glen and Amy Brown
7491 Delmonico Cove
Bartlett, TN 38135*

glenbrown@jrbowman.com
901-412-9737
06/30/2025

Attention: Director Kim Taylor:

We are writing to express our strong opposition to the proposed opening of a Goodwill thrift store in our community, especially since there is a Goodwill store at Stage and Highway 70 approximately 2.5 miles from the proposed location. While Goodwill Industries may be widely recognized as a charitable organization, we believe that the presence of a Goodwill retail outlet in our neighborhood would have multiple negative consequences that outweigh any perceived benefits. **From the Bartlett city Mayor's Vision Plan 2030:** „In 2023, the City of Bartlett obtained community input from a survey compiled by the University of Memphis. Respondents indicated that one of the five most essential focus areas moving forward along with safety, city infrastructure, economic health, and parks was **improved retail offerings.**“ Goodwill is not a quality retail store with improved retail offerings.

The following is a summary of our concerns:

Local small businesses are the backbone of our community, providing personalized service, reinvesting profits locally, and contributing to the unique character of our area. The introduction of a corporate-backed thrift store such as Goodwill can draw customers away from these businesses, often resulting in reduced revenue or even closures. This is particularly concerning for shops that cannot compete with Goodwill's brand recognition or pricing strategies. Also, any nearby small clothing stores or shops may be squeezed out by the increased Goodwill presence. Moreover, Goodwill's status as a nonprofit provides it with tax advantages that are not extended to small local businesses, further skewing the competitive landscape.

Because Goodwill is not a quality retail store with improved retail offerings, there is also a risk for a decline in property values, affecting neighborhood identity and decreasing the surrounding neighborhoods aesthetic values. The homeowners in our neighborhood are looking for quiet, high quality, and less dense area to live in. We don't want to see our streets become more congested with more traffic and more people that might make it unsafe for our children and grandchildren to bike and walk safely in our neighborhood areas.

Another reason for concern is that, although promoted as environmentally friendly, Goodwill stores are known **to generate substantial waste and sanitation problems. There have been multiple accounts of Goodwill stores accepting and reselling items infested with bed bugs or other pests, posing serious health and sanitation risks.** These infestations can be easily transferred to customers' homes, potentially creating community-wide issues that are costly and distressing to resolve. Also, a substantial portion of donations are unsellable and end up in landfills, contributing to the very waste problem the organization claims to help alleviate. The store's practices around disposing of unsold or damaged goods are rarely transparent and frequently problematic.

Goodwill's labor practices have also been widely criticized, particularly regarding their use of subminimum wages for employees with disabilities under Section 14(c) of the Fair Labor Standards Act. While some stores may have reformed these practices, the organization's history and the inconsistency in how different branches are operated raise serious ethical concerns about supporting a company with such a track record. This practice undermines the organization's mission of providing equal pay and erodes public trust.

In light of the above concerns, we respectfully urge you to reconsider the establishment of a Goodwill store in our neighborhood area. There is already a Goodwill store very close to our community, so we believe that opening one in our neighborhood is unnecessary and may cause visitors or potential new residents to perceive the area as economically depressed if there are too many secondhand stores in close proximity.

We believe our neighborhood would be better served by supporting truly local businesses that prioritize community responsibility, improve the quality of life, and enhance the overall well-being of our area.

Thank you for your time and attention to this matter.

Sincerely,
Rudolph Glen and Amy Brown

The Public Hearing closed at 7:33 p.m.

Chairman Kaiser opened the floor for discussion amongst the committee members.

Mr. Hunt asked Mr. Couch what the various salary levels are for Goodwill employees. Mr. Couch introduced Tina Blackmon, Senior VP of Operations. She said the starting hourly wage for employees is \$12.00 per hour, \$15.00 per hour for keyholders, and \$50,000 for general managers. Goodwill covers 90% of the cost of insurance and other benefits for their employees.

Seeing no further discussion, Chairman Kaiser called for a motion to be made.

John Conroy made the motion to approve a Favorable Recommendation to the Board of Mayor and Aldermen with conditions for Secondhand Retail, 7610 Highway 70. David Hunt seconded the motion.

Roll Call Vote: Greg Easton, John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted NO.

Motion FAILS.

Public Hearing **Special Use Permit**

3. Hookah Lounge, Bar or Tavern, 2965 North Germantown Road #120 (Willis White, Sticks & Stones)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Mr. Willis White, Jr. with Sticks and Stones, requesting a Planning Commission approval of a favorable recommendation of a Special Use Permit for the operation of a Hookah Lounge, Bar or Tavern (smoking lounge). The subject property is located at 2965 N. Germantown Road, Suite #111 within the "C-H" Highway Business Zoning District.

BACKGROUND: On November 2, 2020, the Planning Commission made an unfavorable recommendation to the Board of Mayor and Alderman for a Tavern, Cocktail Lounge, Night Club, Bar use on subject property. On January 12, 2021, the Board of Mayor and Aldermen voted against granting Sticks and

Stones a Special Use Permit. Deciding to move forward with the business without liquor or live music, on January 21, 2021, Mr. White stated in an email to Planning Director Kim Taylor,

"We would like to serve beer (alcohol content of 5% or less) to be consumed on-premise only. NO liquor (alcohol content greater than 5%) will be served on-premise. -NO stage and NO live band DJ entertainment will happen within our establishment. "

On January 29, 2021, Mr. White described his business on the business license application as,

"Sticks and Stones will be a cigar smokers lounge and restaurant. We are an age restricted establishment (21 and up), we will ID customers as they enter. We will apply to serve beer, however NO liquor or live entertainment."

The Daily Memphian in an article by Omer Yusuf on March 10, 2021, reported, *". . . That was the reality for Sticks X Stones partners Willis White, Jr. and Tavaris Jones after the Board of Mayor and Aldermen voted against granting them a special use permit at its January 12, 2021, meeting. The permit was necessary to allow live music and liquor at Sticks X Stones."*

It came to the attention of staff that liquor was being served as well as Sticks and Stones was hosting DJ's and live entertainment. Hours of operation are 6:00 PM to 1:00 AM, which is later than a normal restaurant establishment would stay open.

DISCUSSION: The specific request by the applicant is for Planning Commission approval of a favorable recommendation of a Special Use Permit for the operation of a Hookah Lounge, Bar or Tavern. According to Article V, Chart I of the Bartlett Zoning Ordinance, a Special Use Permit is required in the "C-H" Highway Business zoning district to operate a Hookah Lounge, Bar or Tavern (smoking lounge). The surrounding uses include car dealerships, childcare center, pediatric offices, restaurants, hotel, instrument store, fitness gym, physical therapy clinic, an insurance office, retail stores, office, and automobile gas stations with convenience stores.

RECOMMENDATION: Unfavorable recommendation by staff.

Planning Conditions:

1. In keeping with the Tennessee Non-Smokers Protection Act (TCA Section 31-17-1801) the Applicant shall establish the Hookah Lounge, Bar or Tavern as an Age Restricted Venue restricting access to the facility at all times to persons who are twenty-one (21) years of age or older by requiring each person who attempts to gain entry to such facility to submit for inspection an acceptable form of identification for the express purpose of determining if the person is twenty-one (21) years of age or older.
2. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.
3. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that may be suggested by the Board of Mayor and Aldermen.

Chairman Kaiser called for questions from the PC for Director Taylor.

Jim Lamb asked when it came to the attention of staff regarding the serving of liquor as well as the hosting of DJ's and live entertainment. Director Taylor deferred the question to Director of Code Enforcement, Trey Arthur.

Director Trey Arthur stated that they became aware approximately three months ago.

Chairman Kaiser asked if the applicant is present. Seeing no owner and/or representative present, Chairman Kaiser called the Public Hearing into session.

The Public Hearing opened at 7:39 p.m.

Chairman Kaiser called for any citizen wishing to speak in favor of the Special Use Permit to come forward.

No one came forward to speak in favor of the Special Use Permit.

Chairman Kaiser called for any citizen wishing to speak in opposition of the Special Use Permit to come forward.

No one came forward. Senior Planner Sam Harris read a letter of opposition received by the Planning Department into the record.

June 24, 2025

*Bartlett City Hall Annex
Attention: Director Kim Taylor
6382 Stage Road
Bartlett, Tennessee 38134*

Dear Bartlett Officials:

Please consider this letter an official vote AGAINST the proposal for the addition of a Hookah Bar Lounge and Tavern, Cocktail Lounge, Night Club or Bar to be located at 2965 North Germantown Road #120. It is disappointing that Bartlett as a Family orientated community would entertain the addition of a "Tavern" as described in the public hearing notice. This type of business can entertain late night activities that do not lend to the Family Atmosphere Bartlett is known for. As an owner and/or resident of a neighboring property we do not feel this is a good fit for our community. The City of Bartlett works hard to keep the standard high. Please consider those who call Bartlett their home and protect our investments by denying the approval of this type of establishment.

Thank you,

DMB Holdings 1 LLC

The Public Hearing closed at 7:40 p.m.

Chairman Kaiser opened the floor for discussion amongst the committee members.

Seeing no discussion, Chairman Kaiser called for a motion to be made.

Jim Lamb made the motion to deny the Favorable Recommendation of a Special Use Permit for the location of a Hookah Lounge, Bar, or Tavern (smoking lounge), 2965 North Germantown Road, Suite #111. Jack Young seconded the motion.

Roll Call Vote: Greg Easton, John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted NO.

Motion PASSES.

Public Hearing

Special Use Permit

4. The Waters at Bartlett Mixed-Use Development, Northeast Corner of New Brunswick Road & Highway 64 (Heidi Spring, Stoa Group)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Heidi Spring with Stoa Group, requesting Planning Commission approval of a favorable recommendation for a Special Use Permit to allow a Residential Mixed Use Development. The subject property is located at the northeast corner of New Brunswick Road & Highway 64. The subject property is within the "C-H" Highway Business Zoning District.

BACKGROUND: The subject property is 25.73 acres of vacant property. In 2019, the City of Bartlett added the Residential Mixed Use Overlay District to Article VI, Section 29 of the Bartlett Zoning Ordinance. The Residential Mixed Use is a site specific special use intended to allow residential uses with mixed uses including commercial and office developments in buildings of two or more stories. The Residential Mixed Use shall be applied for as a Special Use Permit that will be reviewed by the Planning Commission, requiring the final action of the Board of Mayor and Aldermen. The Special Use Permit for the Residential Mixed Use may be allowed in office zoning districts, commercial zoning districts, and residential zoning districts where existing commercial and office zoning directly abuts residential zoning, or on lots with combination zoning that includes residential zoning along with commercial, and/or office zoning, and having major and/or minor road frontage. In December 2023, the Planning Commission approved a Master Plan for the Hy-Vee Subdivision, but the Hy-Vee grocery store declined to move forward with further development plans for the subject property.

DISCUSSION: The specific request by the applicant is for the Planning Commission approval of a favorable recommendation for a Special Use Permit

to allow a Residential Mixed Use Development on the subject property located at the northeast corner of New Brunswick Road and Highway 64. According to Article VI, Section 29 of the Bartlett Zoning Ordinance, a Special Use Permit is required to move forward with submitting development plans for a Residential Mixed Use Development. The surrounding Zoning Districts are "I-P" Planned Industrial Park to the north, City of Memphis Commercial to the south, and "RS-10" Single Family Residential to the east, and "C-H" Highway Business Commercial to the east and west. The surrounding uses include: industrial park, pest control business, automobile body and paint shop, new and used motor vehicle sales dealership, restaurants, multi-tenant retail, behavioral hospital, and gas station with convenience store. The proposed conceptual plan is as follows:

District	Use	Acreage	Units
1	Residential Flats	12.54	312
2A	Commercial	6.6	N/A
2B	Quick Service Restaurant Commercial	0.59	N/A
			312
District	Use	Acreage	% Total Site Area
COS	Greenspace	6	23.32%

Recommendation: Approval of a favorable recommendation to the Board of Mayor and Aldermen with conditions.

Engineering Conditions:

General:

1. A Commercial Site Plan contract may be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
2. A Plat (not submitted) showing all lots, descriptions, easements, Property Owners Association responsibilities should be submitted.
3. A Property Owner's Association shall be set up by the owner with responsibilities specified on the Final recorded Plat.
4. There is a Texas Gas Easement and pipeline across a portion of this site. Plans and necessary applications should be submitted to Texas Gas and the proper permits acquired from Texas Gas where necessary.
5. All new utilities shall be underground.

6. Sidewalk should be installed along the entire length of the East side of New Brunswick Road.

Erosion Control & Stream Buffer (NOT SUBMITTED):

These have been previously discussed with TDEC on previous site layouts.

7. A SWPPP, ARAP Permit and a TDEC permit will be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
8. Based on the Site Hydrological Determination:
 - a. The onsite stream that flows from East to West along this site is a Blue Line Stream.
 - b. The stream that flows from North to south is a wet weather conveyance (NOT a Blue Line Stream).
9. A Greenbelt (Stream Buffer) shall be shown on the plans encompassing the Blue Line Stream. This is a requirement of the City's Storm Water Ordinance. This area shall not be encroached upon by any building, structure, or parking area, and shall be so noted on the final plat of the subdivision.
10. The maintenance of this stream and buffer is the responsibility of the Property Owner's Association.
11. There was an area previously designated as Wetlands. The design Engineer must submit complete Hydraulic calculations to the City and TDEC for approval to confirm that the proposed detention pond will not alter the wetlands area.
12. Erosion Control plans will be required.

Water (NOT SUBMITTED):

13. The City of Bartlett engineering staff will perform hydraulic analysis and fire flow testing adjacent to the site and produce final, sealed water plans including the adequately sized water mains.
14. The Engineer shall provide a **digital set of drawing** files showing the sanitary sewer lines, drainage lines, lot lines and all improvements in AutoCAD format to dhubbard@cityofbartlett.org and ecampbell@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve any conflicts.

Grading & Drainage (NOT SUBMITTED):

15. Detention will be required. The applicant's engineer shall submit the stamped and signed detention calculations for the proposed detention basin and show the 'pre' and the 'post' runoff for the 2, 5, 10, 25-year storms. As-built data will be required on detention basin.

Sewer (NOT SUBMITTED):

16. Any sewer cleanout located in a paved area shall comply with the detail approved by Bartlett Codes, which involves brass connections and a concrete collar.
17. The on-site existing sanitary sewer line is recorded with a 10' wide permanent easement and should be re-recorded as a 30' wide easement.
18. This property is in the Fletcher Creek sewer basin, so a private sewer holding tank design and outflow rates will need to be submitted to the City of Bartlett and City of Memphis for acceptance. This design will require approval from the City of Memphis. This will be required before this project can proceed to contract, plan signature, and construction.
19. The developer will epoxy coat up to two sewer manholes downstream of the new pump station and surge tanks for H₂S protection.

Transportation:

20. The Site Plan shows the closing of Brunswick Road at the current intersection with New Brunswick Road. This shall be completed by installing a cove, not shown. This is necessary because of:
 - Safety Concerns at the intersection of New Brunswick Road & Brunswick Road.
 - The current inefficiency of the New Brunswick Road & Brunswick Road intersection.
21. Both TDOT and City Staff are in agreement with this closure. TDOT has stated that the Planning Commission Meeting will satisfy TDOT's requirement for Public Notification of the closure of Brunswick Road.
22. The owner will be required to apply for and get a TDOT permit for this road closure.
23. Based on the proposed plan, traffic on Brunswick Road can continue west bound to New Brunswick:
 - By way of Ladurl Road or
 - By exiting the proposed Brunswick Road Cove and entering the New Site.
24. All roads shown within the Commercial Development shall be Private.
25. Brunswick Road is not inside Bartlett City Limits. Brunswick Road design will need to be reviewed and approved by TDOT and/or Shelby County. There are too many access points. The development should only have one access point to Brunswick Road. Other circulation should be internal to the development.

26. Access to New Brunswick should be limited to 2 driveways (one full movement at a signalized intersection with Wolf Lake Drive and an additional right-in/ right-out).
27. Wolf Lake Drive shall be signalized. Additional signal easement/ROW may be required for signal poles/cabinet, as the west side of the intersection is in the Texas Gas Easement.
28. The AASHTO Greenbook recommends driveway spacings for a 40 mph design speed road be at least 305' apart.
- The Proposed North most driveway is too close to the driveway at Wolf Lake Drive. It is also too close to Ladurl Drive. This driveway should be eliminated from the plan.
 - The proposed south most driveway is so close to US 64 that left turns from this driveway may be dangerous, similar to Brunswick's current connection to New Brunswick. This shall be limited to right-in/ right-out only.
29. A previous Traffic Study showed the Level of Service (LOS) for the New Brunswick-US 64 intersection (overall) dropping below an acceptable level, the following items may be required in order to maintain or improve existing level of service at this intersection:
- Provide Signal Coordination between a new signal at Wolf Lake and the existing signal at New Brunswick-US 64 intersection. This includes design work, necessary installation of fiber to coordinate the two signals (and associated timings) and complete modifications to US 64 signal. It also includes any collaboration with the City of Memphis & TDOT.
 - The traffic study showed the LOS of East Bound Left Turn movements on US 64 dropping from LOS D to E. The Following may be required in order to maintain a LOS D for this movement: Extend the left turn lane on U.S. Highway 64 as far west as it can be extended, including the required taper length, without impacting the next intersection west of the U.S. Highway 64 – New Brunswick intersection, contingent on TDOT approval and add an additional East Bound Left turn lane, creating a double left turn lane (Similar to the Walmart Drive-US 64 intersection).



Planning Comments:

1. The applicant will have five years from the date of the approval of the Special Use Permit for the Residential Mixed Use Development to record the final plat for subdivision of the subject property, or to obtain site plan approval and a current building permit should no subdivision of land be necessary. Otherwise, the underlying zoning will apply to any future development of the property.

Planning Conditions:

1. The applicant shall show in the future development submittals that the proposed density will not exceed the available sewer and water capacity, and the proposed location and intensity of the land use should not cause traffic congestion or preclude the amenities of good housing.
2. Should the Special Use Permit be approved by the Board of Mayor and Aldermen, the applicant shall submit a Master Plan with Outline Plan, Construction Plan, and Final Plan with Outline Plan to the Planning Commission, and Site Plan applications for approval by the Planning Commission and Design Review Commission.
3. The applicant should include a phasing plan for the development with the Master Plan submittal with the intent that Construction Plans, Final Plans, and Site Plans will follow in coordination with each phase.
4. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that maybe suggested by the Board of Mayor and Aldermen.

5. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

Chairman Kaiser called for questions from the PC for Director Taylor.

Applicant was present with Blake Brinson. He indicated the firm is okay with the recommendations and will work with Engineering to an additional traffic study to potentially add another entrance. Erin Campbell, Assistant Director Engineering, concurred. Mr. Brinson yielded back his time to allow for any questions from the Planning Commission.

Planning Commission asked about the apartments' price points and finishes. Mr. Brinson said the flats will be Class A luxury with high-end finishes such as granite countertops, stainless steel appliances. There will be one-bedroom (starting at \$1700), two bedroom (starting at \$2000), and three bedroom (starting at \$2400) flats. There will be a 8000 sq. ft. amenity center, full workout room, co-working space, and resort-style pool. The buildings will only be three stories tall.

Michael Rogers with Fisher and Arnold said the road from Brunswick Road to New Brunswick Road closest to Highway 64 will be closed. TDOT and Shelby County will have to agree to the design, but it should not be a problem moving forward.

Planning Commission asked about access to Lakeside and residents to the north and east from that intersection. Erin Campbell, Assistant Director of Engineering, said Ladurl Drive will allow for full access.

The Public Hearing opened at 7:52 p.m.

Chairman Kaiser called for any citizen wishing to speak in favor of a Special Use Permit to allow a Residential Mixed Use Development to come forward.

No one came forward to speak in favor of a Special Use Permit.

Chairman Kaiser called for any citizen wishing to speak in opposition of a Special Use Permit to all a Residential Mixed Use Development to come forward.

No one came forward to speak in opposition of a Special Use Permit.

The Public Hearing closed at 7:52 p.m.

No further discussion.

David Hunt made a motion to forward a Favorable Recommendation to the Board of Mayor and Aldermen for The Waters at Bartlett Mixed-Use Development at the Northeast Corner of Brunswick Road and Highway 64. James Reid seconded the motion.

Roll Call Vote:

Greg Easton, John Conroy, Jim Lamb, James Reid, Don Conway: YES.

David Hunt, Ken Demetriou, Jack Young, Paul Kaiser: NO

Motion PASSES

Final Plan

5. JTB Subdivision, 8229 Highway 70 (Russ Brasfield, Barge Design Solutions)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Mr. Russ Brasfield with Barge Design Solutions, requesting Planning Commission approval of a Final Plan for the JTB Subdivision. The subject property is located at 8223 Highway 70, and it is within the "C-H" Highway Business Zoning District.

BACKGROUND: The subject property is the existing location of Birch's Automotive, the ancillary office for Birch's Automotive, and a vacant lot. The subject property currently consists of two lots that are not a legal lots of record (created after March 6, 1956) and are less than 4-acres (not exempt from subdivision regulations). In order to make the lots eligible for a building permit, it must be within a Planning Commission approved and legally recorded subdivision. On July 1, 2024, the Planning Commission approved the Master Plan and Construction Plan for the JTB Subdivision. On April 7, 2025, the Planning Commission approved a favorable recommendation to the Board of Mayor and Aldermen to rezone Lots 1, 2, and 3 of the JTB Subdivision from "C-L" Neighborhood Commercial to "C-H" Highway Business Commercial to reflect the

pre-existing conditions and uses of the subject property. On May 27, 2025, the Board of Mayor and Aldermen approved the rezoning from "C-L" Neighborhood Commercial to "C-H" Highway Business Commercial to reflect the pre-existing conditions and uses of the subject property.

DISCUSSION: The specific request by the applicant is for the approval of the Final Plan for the JTB Subdivision. The applicant is proposing to subdivide the existing 5.089 acre subject property into three lots. Lot 1 is proposed to be 2.124 acres, and it is the site of the existing Birch's Automotive. Lot 2 is proposed to be 0.591 acres, and it is the site of the contractor's business for Traditional Plumbing. Lot 3 is proposed to be 2.374 acres, and it is a vacant lot. Access to the subdivision will be from two existing curb cuts on Highway 70. A twenty foot wide ingress/egress easement will be along the frontage of all three lots for access. No additional curb cut is required. The applicant will be prohibiting the following uses: bail bonding, convenience store, finance-consumer lending establishment, manufactured (mobile) home dealer, new motor vehicle sales, used motor vehicle sales, pawn shop, sexually oriented business, tattoo or body piercing establishment, tavern, cocktail lounge, night club, bar, small box retail, tobacco store, and hookah lounge.

Recommendation: Approval with conditions.

Engineering Conditions:

General:

1. A Commercial Subdivision contract may be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
2. If required, Applicant/ Engineer shall provide a **digital set of drawing** files showing the sanitary sewer lines, drainage lines, lot lines and all improvements in AutoCAD format to dhubbard@cityofbartlett.org and ecampbell@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve any conflicts.
3. A SWPPP and a TDEC NPDES permit may be required and shall be submitted to the TDEC and the City of Bartlett Engineering office.
4. All new utilities shall be underground.
5. Correct all markups.

6. Developer shall construct a center turn lane on Highway 70. This shall meet the requirements of TDOT and Bartlett.
7. All three lots of this subdivision shall use a shared driveway and associated ingress/ egress easement due to the limited sight distance. This must be approved and permitted by TDOT. This shall be recorded on the plat along with a maintenance agreement.
8. Road construction may require utility poles to be relocated.
9. A traffic control plan is required for work at Hwy 70.
10. A traffic impact analysis and/or a Site Impact Analysis may be required by TDOT.
11. A detention basin and associated drainage will be required as part of the Site Plan for Lot 3. Any additional pavement or buildings on Lots 1 & 2 may also require detention.

Erosion Control Plan & Details:

12. TDEC permit (if required) tracking number shall be added to the Erosion Control Plan.
13. Roadside swales to be fully sodded and pinned.
14. Show locations of construction exit and concrete wash out.
15. Additional erosion prevention and sediment control measures may be required at ditch crossings for sewer main.

Utility Plan:

16. State (TDOT) Utility Encroachment Permit will be required.
17. The water extension will be designed by the City of Bartlett Utility Engineer.
18. Sewer plan and profile will be required. These were not submitted with the plan set.
19. Sewer to be installed in accordance with City of Bartlett technical specifications and details.
20. Sewer manholes are to be spaced no greater than 350 feet apart.
21. Sewer crossing at ditch/stream crossing shall be ductile iron.
22. Sewer structure and pipe tables are required.
23. Indicate sewer pipe as SDR26.
24. Sewer tap(s) shall be shown.

Planning Conditions:

1. All buildings on Lots 1, 2, and 3 are to be used for commercial purposes and not as a dwelling place at any time.

2. The applicant must revise the "C-L" zoning label to "C-H" zoning.
3. The applicant must obtain Site Plan approval from the Planning Commission and Design Review Commission before obtaining a construction permit on Lot 3.
4. The applicant must install the streetscape across the Highway 70 frontage of Lots 1 and 2 in conjunction with issuance of a building permit for Lot 3.
5. The applicant must install the Landscape Plate 23D commercial adjacent to residential buffer along the rear property line of Lot 1 and Lot 3 in conjunction with issuance of a building permit for Lot 3 or in conjunction with issuance of a building permit of the 4.654 acre residential lot with frontage on Memphis Arlington Road.
6. The applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

Chairman Kaiser called for questions from the PC for Director Taylor.

Applicant is present and will address the Planning Commission if there are questions.

Applicant was present and agreed to conditions of staff report.

Greg Easton made a motion to approve the Final Plan with conditions of staff for the JTB Subdivision, 8223 Highway 70. James Reid seconded the motion.

Roll Call Vote: Greg Easton, John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted YES.

Motion PASSES.

6. Resubdivision of Lot 8 of Independent Pole Bearers Society Number 6 Subdivision, 8754 Independent Road (William N. Sawtelle, Parker, Estes & Associates, Inc.)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Mr. William Sawtelle with Parker, Estes & Associates, Inc., requesting Planning Commission approval of a Final Plan for a re-subdivision of Lot 8 of the Independent Pole Bearers Society Number 6 Subdivision. The subject property is

located on the northwest at the curve of Independent Road, east of Brunswick Road and north of Highway 70.

BACKGROUND: Subject property was created in November of 1950 as Lot 8 of the first addition of the Independent Pole Bearers Society Number 6 Subdivision.

DISCUSSION: The specific request by the applicant is for the approval of a Final Plan to subdivide the 1.258-acre lot into 2 residential lots. Lot 8-A will be .557 acres and Lot 8-B will be .682 acres. Access to Lot 8-A will be from an existing driveway on Independent Road, while access to Lot 8-B will be from a new curb cut on Independent Road. These lots will not be combined to form one lot but shall remain 2 lots with a house on each.

Recommendation: Approval with conditions.

Engineering Conditions:

General:

1. A Residential Subdivision Contract will be required to cover all associated fees and bond.
2. All new utilities shall be underground.
3. Developer's engineer shall show the existing and proposed sewer and water taps to ensure each lot is separately and appropriately serviced.
4. An erosion control plan will be required as part of the building permit process for lots.

Planning Conditions:

1. The applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

Chairman Kaiser called for questions from the PC for Director Taylor.

Seeing no questions, Chairman Kaiser asked if the applicant was present. The applicant was not present. However, the applicant contacted staff and stated they were in agreement with the conditions of the staff report.

Jim Lamb made a motion to approve with conditions the Resubdivision of Lot 8 of Independent Pole Bearers Society Number 6 Subdivision, 8754 Independent Road. Greg Easton seconded the motion.

Roll Call Vote: Greg Easton, John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted YES.

Motion PASSES.

Site Plan

7. Raleigh Primitive Baptist Church Parking Lot, 7247 Andrews Road (Josh Burnette, Renaissance Design Studio)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Mr. Josh Burnette with Renaissance Design Studio, requesting Planning Commission approval of a revised site plan for the Raleigh Primitive Baptist Church. The subject property is located at 7247 Andrews Road. It is within the "RS-18" Residential Zoning District.

BACKGROUND: The subject property is Lot 56, Block A of the Ellendale Highway Subdivision recorded on Plat Book 9, Page 90 in April 1929. At some time prior to annexation by the City of Bartlett in 1977, a church was constructed on the subject property. In 1995, the subject property received site plan approval and a building permit for a one-story addition to the rear of the existing church. On July 18, 2024, the subject property received a variance from the minimum side yard building setback requirement to add a new drive-thru portico along the east building elevation to be utilized during inclement weather. The existing parking lot is not marked with parking spaces. On May 15, 2025, the Board of Zoning Appeals denied the applicant's variance request to encroach within the Landscape Plate 23D width requirement of twenty (20) feet along the east property line, so the applicant has reviewed their proposed site plan from 29 new parking spaces to 26 new parking spaces.

DISCUSSION: The specific request by the applicant is for the approval of a revised site plan to expand the parking lot by adding 26 new parking spaces in the rear of the lot. The disturbed area is currently grass and trees, and it will be paved over to create the additional spaces. The applicant will be installing a detention swale to handle the stormwater drainage. The specifics of the proposed site plan are as follows:

Site Data	
Site Area:	1.00-acre/ 43,560-square feet
Disturbed Area:	0.1626-acres/ 7,083-square feet
Total Existing Parking Spaces:	unknown
Total Required Parking Spaces: (One space for each 4 seats in the main auditorium.)	18 (1 ADA Accessible)
Total Proposed Parking Spaces:	26 (1 ADA Accessible)
Greenspace/Open space:	36%

Recommendation: Approval with conditions.

Engineering Conditions:

General:

1. A Site Plan contract may be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
2. A SWPPP and a TDEC permit may be required. A Notice of Intent (NOI) shall be submitted to TDEC with a copy provided to the City of Bartlett Engineering office.
3. All new utilities shall be underground.
4. Easements should be shown on all plan sheets.
5. Correct all markups.

Erosion Control Plan

6. If required, the engineer shall provide a copy of the SWPPP (Storm Water Pollution Prevention Plan) that has been or will be submitted to TDEC (Tennessee Department of Conservation).
7. If required, prior to any work being started, an NOC (Notice of Coverage) from TDEC must be received and a copy submitted to the City of Bartlett.

Grading and Drainage

8. The applicant's engineer shall submit the stamped and signed detention calculations for the detention basins required for this property and show the 'pre' and the 'post' runoff for the 2, 5, 10, 25, 100 year storms.
9. The detention basin area should be labeled as "Detention- no build zone" on the site plans.

Planning Conditions:

1. While the existing site has a paved parking area, there are no designated parking spaces striped within this existing parking area.
2. The owner/applicant shall identify all utilities on site by contacting Tennessee One Call at 811 before commencing any site work.
3. The applicant and/or property owners shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

Chairman Kaiser called for questions from the PC for Director Taylor.

Chairman Kaiser called for the applicant to come forward. Josh Burnette, Renaissance Design Studio, 3157 Highway 64, Eads, TN approached the front. He indicated that they will accept the conditions as presented. Mr. Burnette wants to make the PC aware the property is long and narrow and surrounded by residences on each side. There are currently seven parking spots on the property. Thirty members attend, on average, every Sunday. Overflow parking is at the nearby school. In addition, at annual meetings, 75 members will attend. Mr. Burnette advised the PC the storm water issues have also been addressed.

Jack Young made a motion to approve a Revised Site Plan for the Raleigh Primitive Baptist Church, 7247 Andrews Road with conditions. David Hunt seconded the motion.

Roll Call Vote: Greg Easton, John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted YES.

Motion PASSES.

8. Youth Villages Building Addition, 7410 Memphis-Arlington Road (Jamie Bostick, A2H, Inc.)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Ms. Jaime Bostick with A2H Inc., requesting Planning Commission approval of a revised site plan for Youth Villages. The subject property is located at 7410 Memphis-Arlington Rd on the northeast corner of Memphis-Arlington Road and Broadway Road. It is within the “R-E” Residential zoning district.

BACKGROUND: Youth Villages was originally annexed into the City in 1985 with uses that were “grandfathered-in” as legal non-conforming uses. On November 6, 2000, the Planning Commission approved a Special Use Permit (SUP) for a “children’s home” use which allowed multiple buildings on the site. On April 2, 2007, the Planning Commission approved a site plan to add a girl’s residential treatment facility and an additional maintenance building. On March 7, 2016, the Planning Commission approved a site plan to add a boy’s residential treatment facility. On December 3, 2018, the Planning Commission approved a site plan to add a classroom building, basketball pavilion, storage/ washroom facility, outdoor pavilion and additional parking. On June 2, 2025, the Planning Commission approved a parking lot addition near the boys’ dorm.

DISCUSSION: The specific request by the applicant is for Planning Commission approval of a revised site plan to add a 49,615 square foot addition to the existing girls’ dormitory, along with two new recreational areas, a generator enclosure and an additional compactor enclosure. To accommodate the expansion, existing parking spaces will be removed and relocated. In addition, *Janie’s House* and its associated signage will be moved to a new location, which will be determined at a later date. A 310-foot retaining wall is also proposed along the southern property line, adjacent to Memphis-Arlington Road and the entrance drive, to enhance privacy for the dormitory rooms.

Site Data	
Total Site Area:	81.29-acres (3,540,992.40 square feet)
Project Area	14.25-acres
Existing Greenspace for Project Area:	59.37%
Proposed Greenspace for Project Area	55.08%
Required Greenspace	35%
Existing Parking Spaces:	205 spaces

Proposed Parking Spaces:	183 Spaces
Handicap Accessible:	7 (6 required)
Proposed Building Area:	49,615 square feet

Recommendation: Approval with conditions.

Engineering Conditions

General:

1. A Commercial Site Plan contract *may be* required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
2. If needed applicant/ Engineer shall provide a **digital set of drawing** files showing the sanitary sewer lines, drainage lines, lot lines and all improvements in AutoCAD format to dhubbard@cityofbartlett.org and ecampbell@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve any conflicts.
3. A SWPPP *may be* required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
4. All utilities shall be denoted as private or public and provided with associated easements, as required.

Sanitary Sewer Plan (NOT INCLUDED):

5. If any sewer cleanout is located in a paved area, then it shall comply with the detail approved by Bartlett Codes which involves a brass connections and a concrete collar.
6. Tracer wire must be installed on all sewer lines, including services.
7. If the proposed sewer is private, it shall be noted on the plans. If it is public it will require an easement.

Utility Plan:

8. The utility plan may have to be adjusted based on the actual Water Plan as designed by Bartlett Engineering.
9. Fire protection must be approved by the City of Bartlett Fire Marshall.

Grading & Drainage Plan:

10. Include calculations to show that existing detention basin has accounted for this development.

Erosion Control Plan:

11. The engineer shall provide a copy of the SWPPP (Storm Water Pollution Prevention Plan) that has been or will be submitted to TDEC (Tennessee Department of Conservation), if required.
12. Prior to any work being started, an NOC (Notice of Coverage) from TDEC must be received and a copy submitted to the City of Bartlett, if required.

Erosion Control Details:

13. Metal posts with wired backed fence are required on the proposed silt fences.

Planning Conditions:

14. The applicant must include on the Site Data table height of building, greenspace, ADA compliant parking, and building setbacks.
15. The applicant must include landscape and screening plan for project site.
16. Should the proposed site plan be approved by the Planning Commission, the applicant shall seek site plan approval from the Design Review Commission for landscaping, lighting, signage, exterior elevations, colors, and materials.
17. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.
18. The applicant must obtain Planning Commission Site Plan approval for the relocation of Janie's House and sign should the building remain on the property at 7410 Memphis-Arlington Road.

Chairman Kaiser called for questions from the PC for Director Taylor. Jim Lamb asked if the fencing was being replaced by a retaining wall. She replied in the affirmative. John Conroy asked how tall the wall would be. At that point, the applicant came forward.

Ms. Jamie Bostick, A2H Inc., 65 Germantown Ct., Suite 300, Cordova, TN approached the podium.

Jim Lamb asked why the fencing was being replaced with a retaining wall. Ms. Bostick said that the wall will be 10-feet at its highest point. This is because the

road is higher than the building. It will allow for more privacy and alleviate drainage issues.

John Conroy asked what materials would be used. A member of the architectural team, Lou Barnett, stated that the retaining wall will be brick with concrete pilasters every 20-feet.

David Hunt made a motion to approve with conditions the revised site plan for Youth Village, 7410 Memphis Arlington Road. John Conroy seconded the motion.

Roll Call Vote: Greg Easton, John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted YES.

Motion PASSES.

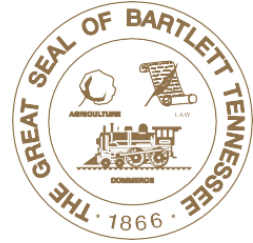
Open Discussion.

No member of the public or the Planning Commission wished to speak.

Adjourned at 8:18 p.m.

Board of Mayor and Aldermen
July 22, 2025

Item Memo

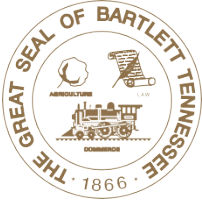


Consent Summary:

Formal Body:

Attachments:

The Waters at Bartlett RMU UPDATED_compressed, PC Minutes July 2025



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

Resolution 30-25

**Meeting: 7/22/2025 6:00 PM
Department: Planning
Category: Resolution
Prepared By: Sam Harris, Senior
Planner
Initiator:
Sponsors:**

A Resolution approving a Special Use Permit to Allow a Residential Mixed-Use Development to be located at the northeast corner of New Brunswick Road and Highway 64, within the “C-H” Highway Business Zoning District.

WHEREAS, an application has been made for a Special Use Permit to allow a Residential Mixed-Use Development to be located at the northeast corner of New Brunswick Road and Highway 64, within the “C-H” Highway Business Zoning District.

WHEREAS, according to Article 6, Section 29 of the Bartlett Zoning Ordinance, a Special Use Permit is required within the “C-H” Highway Business Zoning District. to allow a Residential Mixed-Use Development.

WHEREAS, the Planning Commission reviewed the proposed Special Use Permit to allow a Residential Mixed-Use Development to be located at the northeast corner of New Brunswick Road and Highway 64 on Monday, July 7, 2025, in accordance with their regulations and approved a favorable recommendation of approval of the Special Use Permit; and

WHEREAS, the Board of Mayor and Aldermen held a Public Hearing on the 26th day of August, 2025, and approved the Special Use Permit to allow a Residential Mixed-Use Development to be located at the northeast corner of New Brunswick Road and Highway 64, subject to the following conditions:

Engineering Conditions:

General:

- 1) A Commercial Site Plan contract may be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
- 2) A Plat (not submitted) showing all lots, descriptions, easements, Property Owners Association responsibilities should be submitted.
- 3) A Property Owner’s Association shall be set up by the owner with responsibilities specified on the Final recorded Plat.
- 4) There is a Texas Gas Easement and pipeline across a portion of this site. Plans and necessary applications should be submitted to Texas Gas and the proper permits acquired from Texas Gas where necessary.
- 5) All new utilities shall be underground.
- 6) Sidewalk should be installed along the entire length of the East side of New Brunswick Road.

Erosion Control & Stream Buffer (NOT SUBMITTED):

These have been previously discussed with TDEC on previous site layouts.

- 7) A SWPPP, ARAP Permit and a TDEC permit will be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
- 8) Based on the Site Hydrological Determination:
 - a. The onsite stream that flows from East to West along this site is a Blue Line Stream.
 - b. The stream that flows from North to south is a wet weather conveyance (NOT a Blue Line Stream).
- 9) A Greenbelt (Stream Buffer) shall be shown on the plans encompassing the Blue Line Stream. This is a requirement of the City's Storm Water Ordinance. This area shall not be encroached upon by any building, structure, or parking area, and shall be so noted on the final plat of the subdivision.
- 10) The maintenance of this stream and buffer is the responsibility of the Property Owner's Association.
- 11) There was an area previously designated as Wetlands. The design Engineer must submit complete Hydraulic calculations to the City and TDEC for approval to confirm that the proposed detention pond will not alter the wetlands area.
- 12) Erosion Control plans will be required.

Water (NOT SUBMITTED):

- 13) The City of Bartlett engineering staff will perform hydraulic analysis and fire flow testing adjacent to the site and produce final, sealed water plans including the adequately sized water mains.
- 14) The Engineer shall provide a **digital set of drawing** files showing the sanitary sewer lines, drainage lines, lot lines and all improvements in AutoCAD format to dhubbard@cityofbartlett.org and ecampbell@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve any conflicts.

Grading & Drainage (NOT SUBMITTED):

- 15) Detention will be required. The applicant's engineer shall submit the stamped and signed detention calculations for the proposed detention basin and show the 'pre' and the 'post' runoff for the 2, 5, 10, 25-year storms. As-built data will be required on detention basin.

Sewer (NOT SUBMITTED):

- 16) Any sewer cleanout located in a paved area shall comply with the detail approved by Bartlett Codes, which involves brass connections and a concrete collar.
- 17) The on-site existing sanitary sewer line is recorded with a 10' wide permanent easement and should be re-recorded as a 30' wide easement.

- 18) This property is in the Fletcher Creek sewer basin, so a private sewer holding tank design and outflow rates will need to be submitted to the City of Bartlett and City of Memphis for acceptance. This design will require approval from the City of Memphis. This will be required before this project can proceed to contract, plan signature, and construction.
- 19) The developer will epoxy coat up to two sewer manholes downstream of the new pump station and surge tanks for H₂S protection.

Transportation:

- 20) The Site Plan shows the closing of Brunswick Road at the current intersection with New Brunswick Road. This shall be completed by installing a cove, not shown. This is necessary because of:
- Safety Concerns at the intersection of New Brunswick Road & Brunswick Road.
 - The current inefficiency of the New Brunswick Road & Brunswick Road intersection.
- 21) Both TDOT and City Staff are in agreement with this closure. TDOT has stated that the Planning Commission Meeting will satisfy TDOT's requirement for Public Notification of the closure of Brunswick Road.
- 22) The owner will be required to apply for and get a TDOT permit for this road closure.
- 23) Based on the proposed plan, traffic on Brunswick Road can continue west bound to New Brunswick:
- By way of Ladurl Road or
 - By exiting the proposed Brunswick Road Cove and entering the New Site.
- 24) All roads shown within the Commercial Development shall be Private.
- 25) Brunswick Road is not inside Bartlett City Limits. Brunswick Road design will need to be reviewed and approved by TDOT and/or Shelby County. There are too many access points. The development should only have one access point to Brunswick Road. Other circulation should be internal to the development.
- 26) Access to New Brunswick should be limited to 2 driveways (one full movement at a signalized intersection with Wolf Lake Drive and an additional right-in/ right-out. However, more driveway access may be allowed pending the results of the traffic study.
- 27) Wolf Lake Drive shall be signalized. Additional signal easement/ROW may be required for signal poles/cabinet, as the west side of the intersection is in the Texas Gas Easement.
- 28) The AASHTO Greenbook recommends driveway spacings for a 40 mph design speed road be at least 305' apart.
- The Proposed North most driveway is too close to the driveway at Wolf Lake Drive. It is also too close to Ladurl Drive. This driveway should be eliminated from the plan.
 - The proposed south most driveway is so close to US 64 that left turns from this driveway may be dangerous, similar to Brunswick's current connection to New Brunswick. This shall be limited to right-in/ right-out only.

29) A previous Traffic Study showed the Level of Service (LOS) for the New Brunswick-US 64 intersection (overall) dropping below an acceptable level, the following items may be required in order to maintain or improve existing level of service at this intersection:

- Provide Signal Coordination between a new signal at Wolf Lake and the existing signal at New Brunswick-US 64 intersection. This includes design work, necessary installation of fiber to coordinate the two signals (and associated timings) and complete modifications to US 64 signal. It also includes any collaboration with the City of Memphis & TDOT.
- The traffic study showed the LOS of East Bound Left Turn movements on US 64 dropping from LOS D to E. The Following may be required in order to maintain a LOS D for this movement: Extend the left turn lane on U.S. Highway 64 as far west as it can be extended, including the required taper length, without impacting the next intersection west of the U.S. Highway 64 – New Brunswick intersection, contingent on TDOT approval and add an additional East Bound Left turn lane, creating a double left turn lane (Similar to the Walmart Drive-US 64 intersection).



Planning Comments:

1. The applicant will have five years from the date of the approval of the Special Use Permit for the Residential Mixed Use Development to record the final plat for subdivision of the subject property, or to obtain site plan approval and a current building permit should no subdivision of land be necessary. Otherwise, the underlying zoning will apply to any future development of the property.

Planning Conditions:

1. The applicant shall show in the future development submittals that the proposed density will not exceed the available sewer and water capacity, and the proposed location and intensity of the land use should not cause traffic congestion or preclude the amenities of good housing.
2. Should the Special Use Permit be approved by the Board of Mayor and Aldermen, the applicant shall submit a Master Plan with Outline Plan, Construction Plan, and Final Plan with Outline Plan to the Planning Commission, and Site Plan applications for approval by the Planning Commission and Design Review Commission.

3. The applicant should include a phasing plan for the development with the Master Plan submittal with the intent that Construction Plans, Final Plans, and Site Plans will follow in coordination with each phase.
4. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that maybe suggested by the Board of Mayor and Aldermen.

WHEREAS, the Board of Mayor and Aldermen have determined that this Special Use Permit should be approved;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF BARTLETT, TENNESSEE, that the Special Use Permit to allow a Residential Mixed-Use Development to be located at the northeast corner of New Brunswick Road and Highway 64, incorporating the above listed conditions, is approved.

ADOPTED THIS 26th DAY OF AUGUST, 2025.

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

David Parsons, Mayor

Penny Medlock, City Clerk



210 East Morris Avenue
Suite 201
Hammond, LA 70403
225.414.1100
www.stoagroup.com

May 30, 2025

Bartlett Planning and Economic
Development Department
6382 Stage Rd. P.O. Box 341148
Bartlett, TN 38184-1148

Dear Ms. Taylor:

We are pleased to submit this application for The Waters at Bartlett development. This letter formally requests a special use permit for the Residential Mixed Use Planned Development at the property located at the corner of New Brunswick Rd and Highway 64 in Bartlett, TN. We are proposing The Waters at Bartlett to be a mix of residential and commercial uses.

To support our application, we have attached the plot plan, master drainage plan, and vicinity map and the property information for the property owners in the respective vicinity as well as for the Planning and Economic Development Department's review.

We envision The Waters at Bartlett as a walkable, luxury community with resident access to nearby neighborhood retail. This development will create quality jobs and catalyze greater growth in the community.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Easterly", written over a horizontal line.

Toby Easterly
Managing Partner
Stoa Group, LLC



210 East Morris Avenue
Suite 201
Hammond, LA 70403
225.414.1100
www.stoagroup.com

May 30, 2025

Bartlett Planning and Economic
Development Department
6382 Stage Rd. P.O. Box 341148
Bartlett, TN 38184-1148

Dear Ms. Taylor:

The Waters at Bartlett will follow and enforce the existing C-H Zoning District ordinances and permitted uses found in the Zoning Ordinance for the City of Bartlett, Tennessee. We believe the current ordinances are in line with our goals for the overall development and will aid in the creation of a unified neighborhood setting.

However, we will be requesting a setback variance for all districts on the site. We will allow a 10' building setback only along the interior, public spine road. Reducing the building setbacks increases the overall sense of place and promotes pedestrian traffic. This will not change the setback requirements along the exterior perimeter of the overall site.

Sincerely,

A handwritten signature in blue ink, appearing to read "Toby Easterly", written over a horizontal line.

Toby Easterly
Managing Partner
Stoa Group, LLC



UNIT TYPES	LIVING UNITS
1-BEDROOM UNITS	132 - 42%
2-BEDROOM UNITS	144 - 46%
3-BEDROOM UNITS	36 - 12%
	TOTAL UNITS 312
PARKING: 1.7 / UNIT	



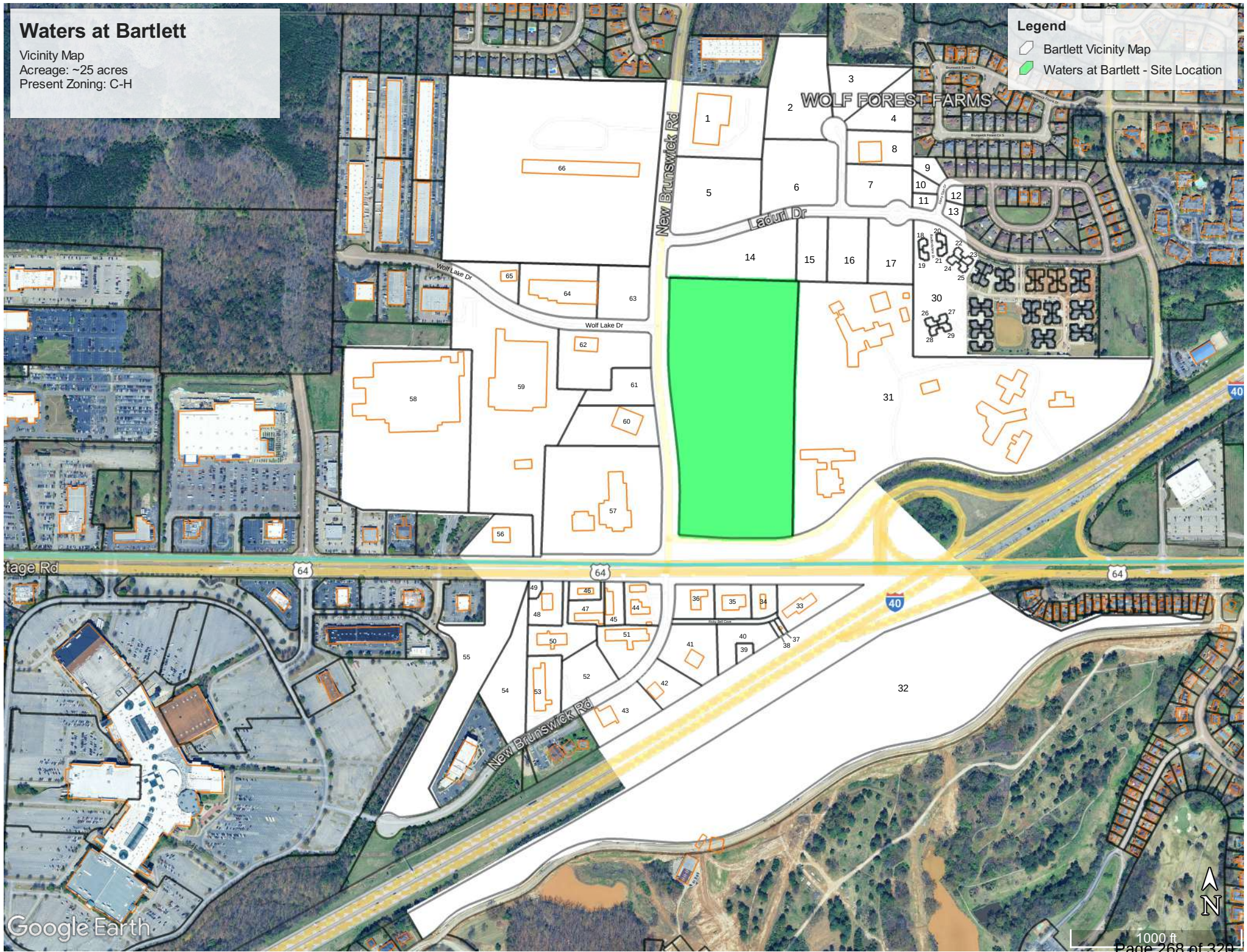


Waters at Bartlett

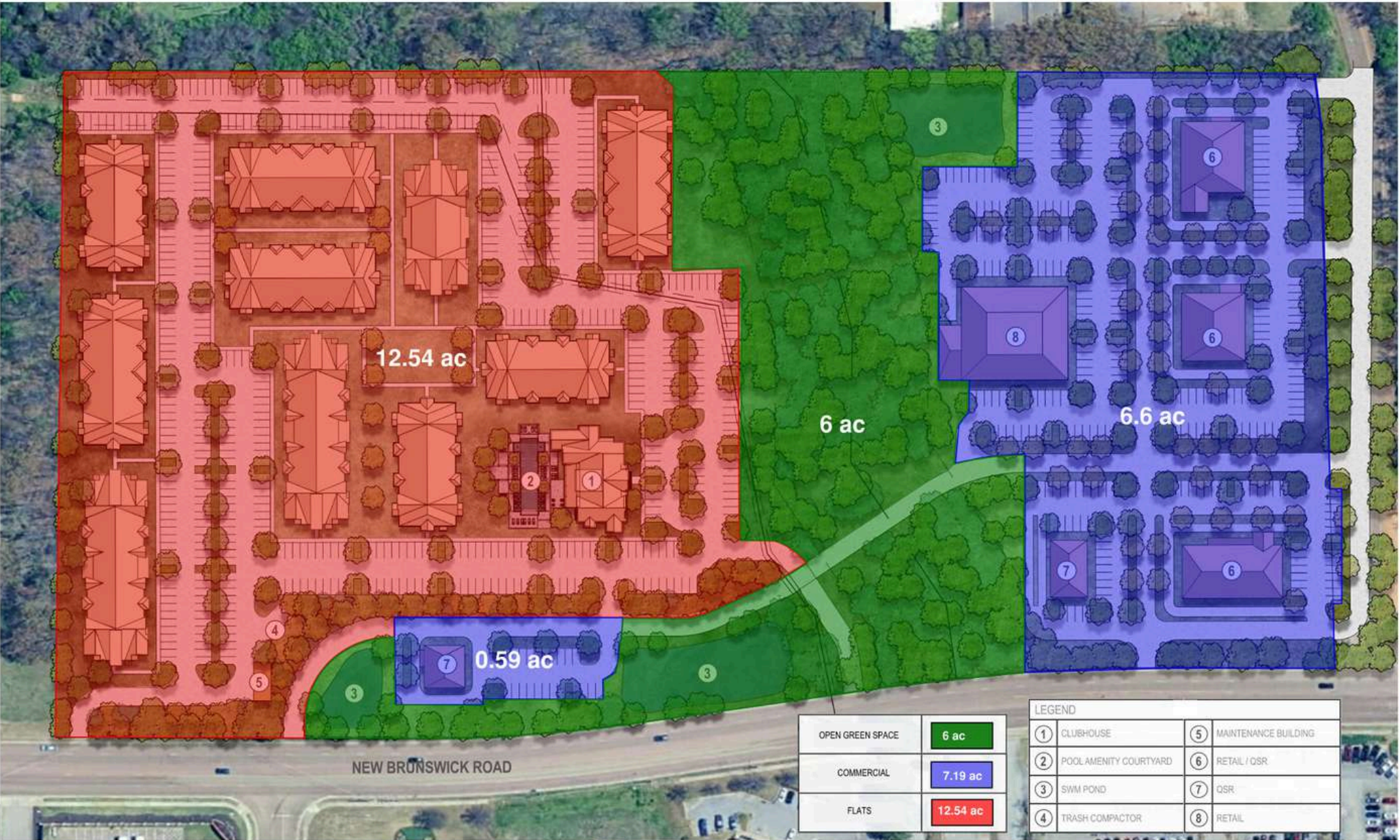
Vicinity Map
Acreage: ~25 acres
Present Zoning: C-H

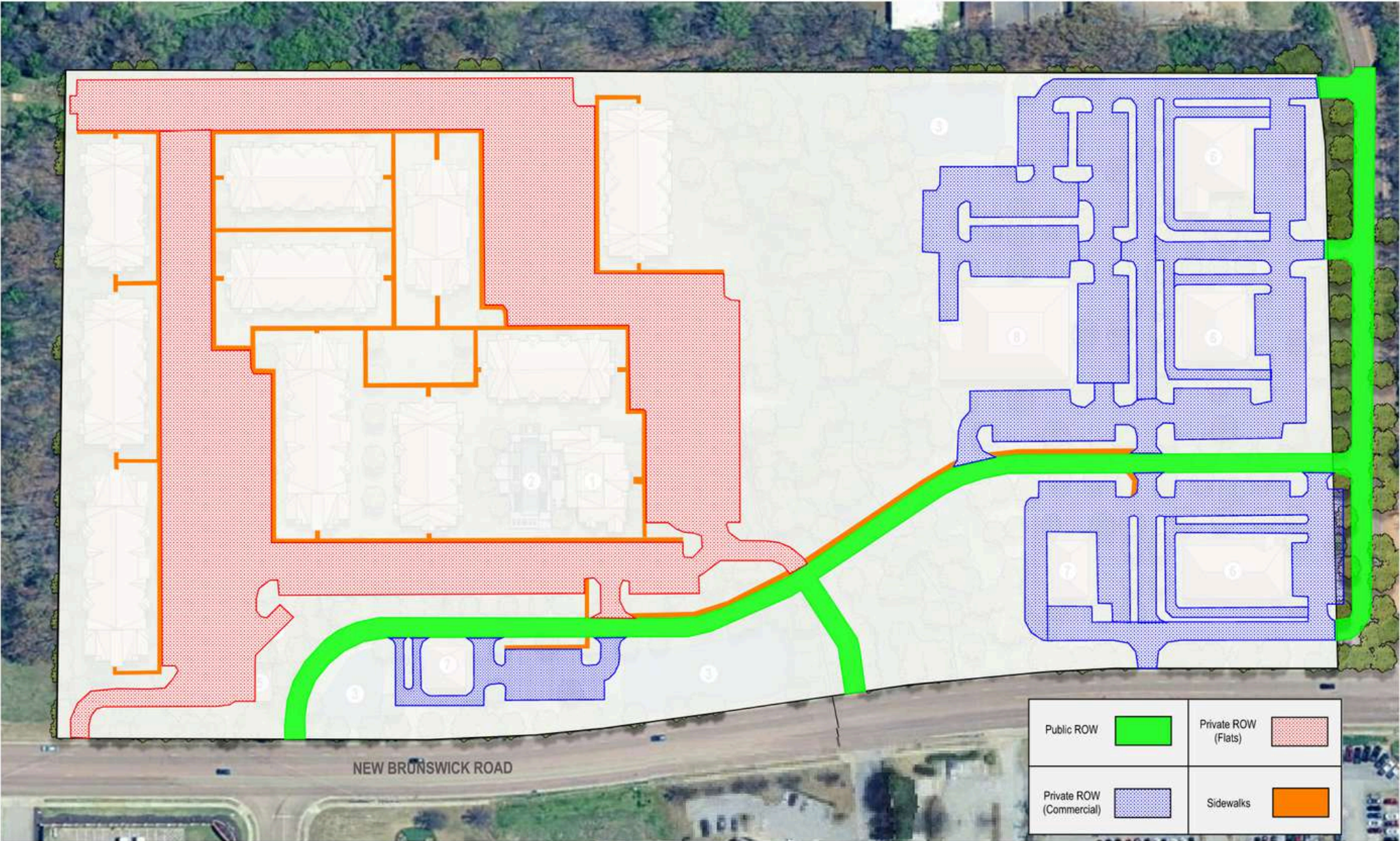
Legend

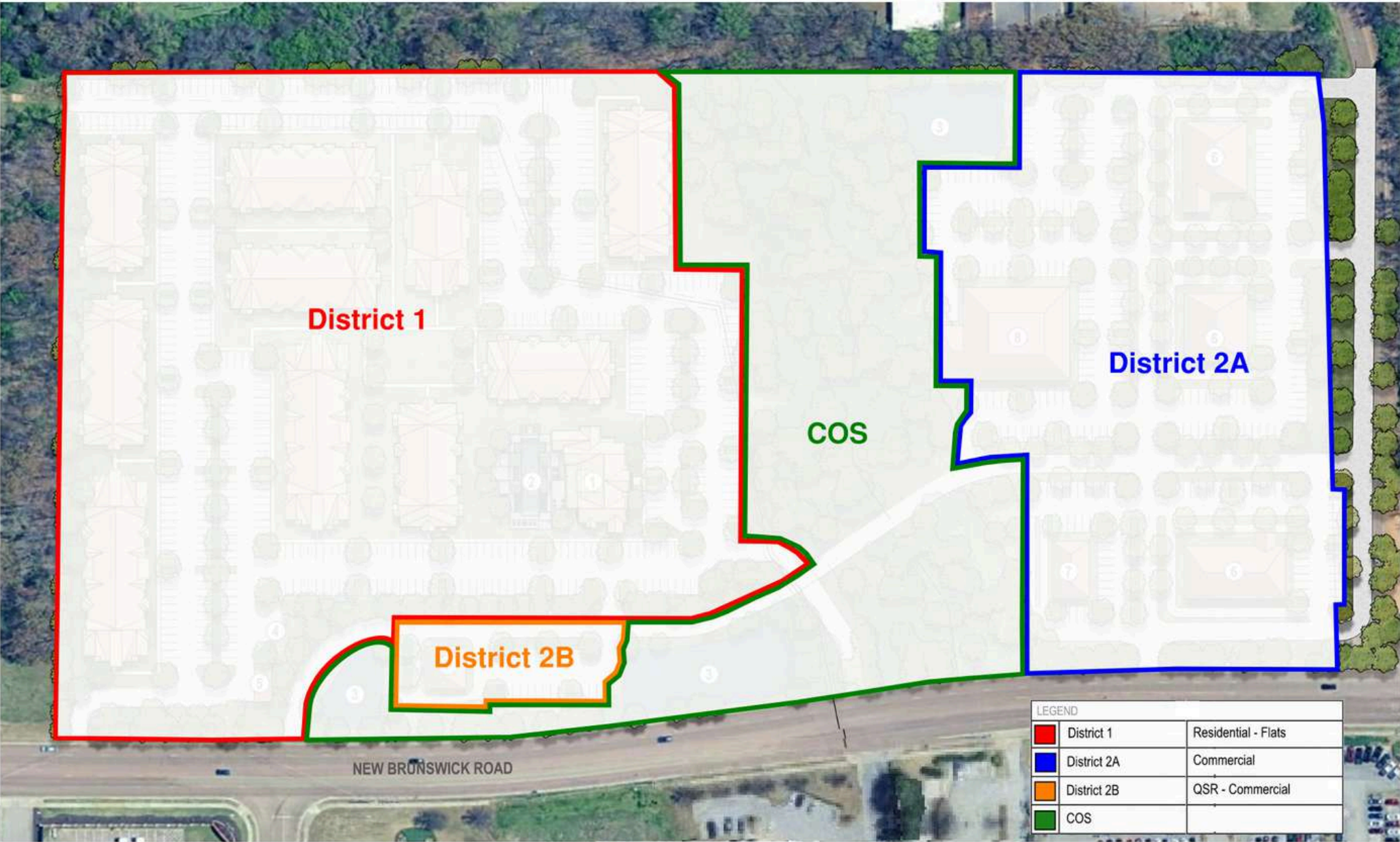
- Bartlett Vicinity Map
- Waters at Bartlett - Site Location



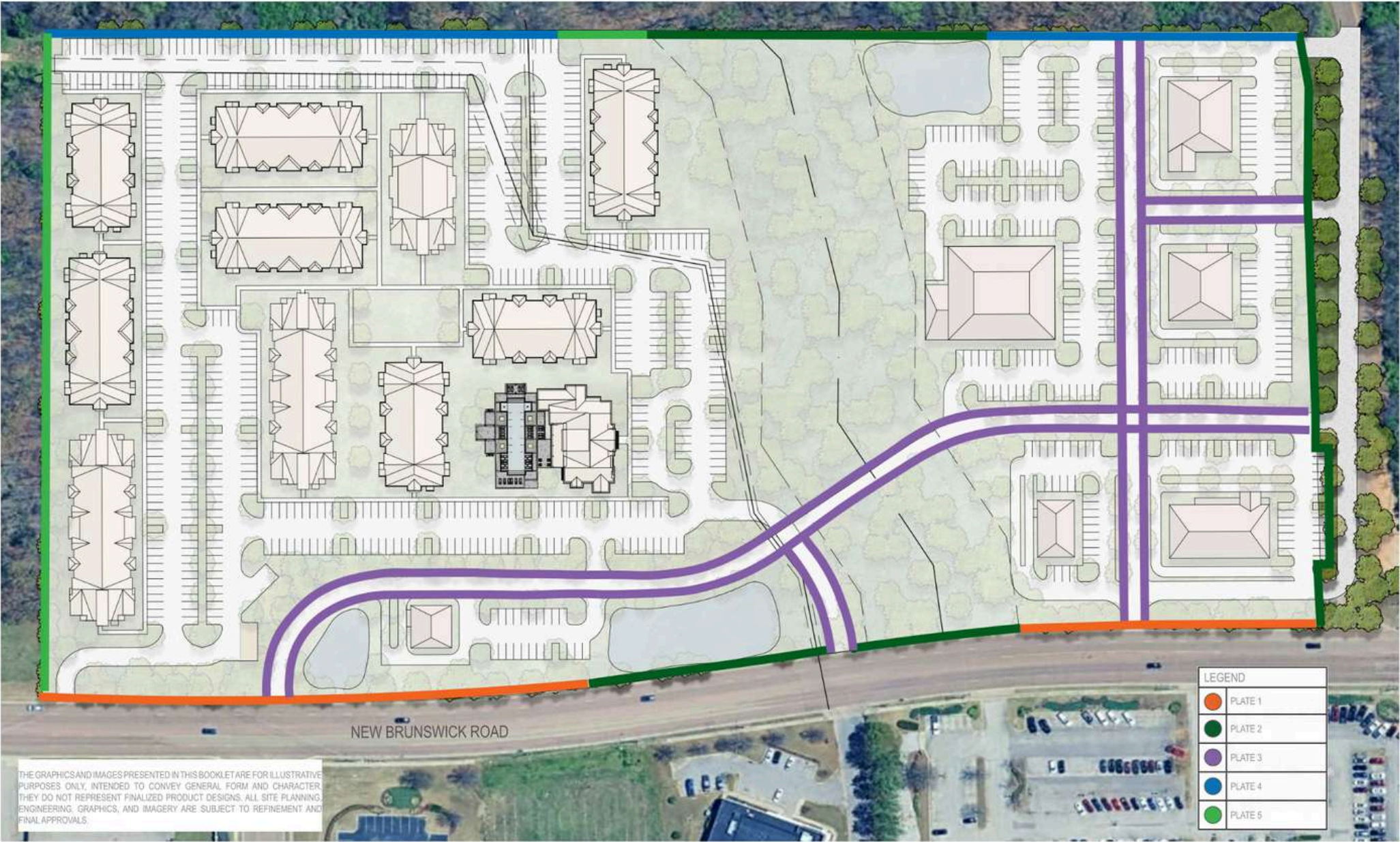
District Acreages Map



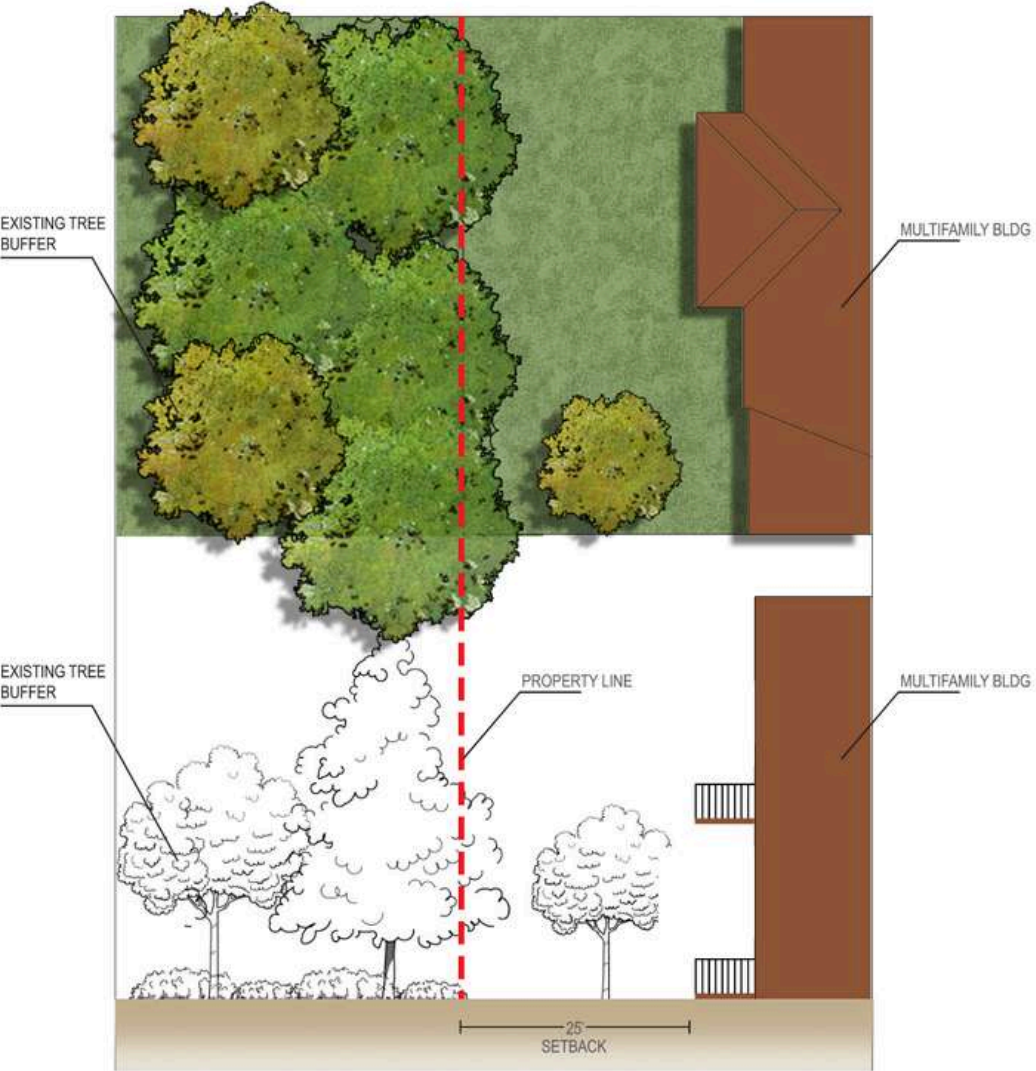




Landscape Plates Key Map



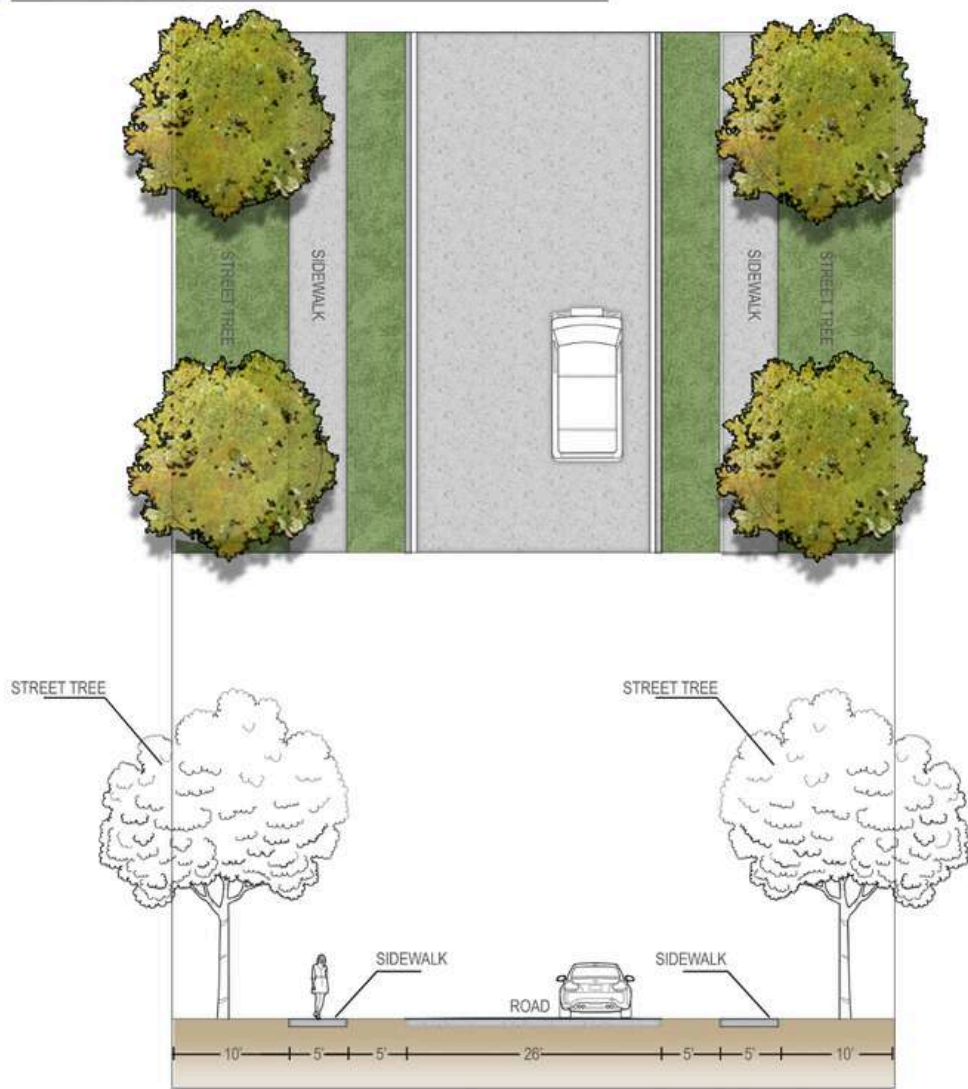
LANDSCAPE PLATE 5



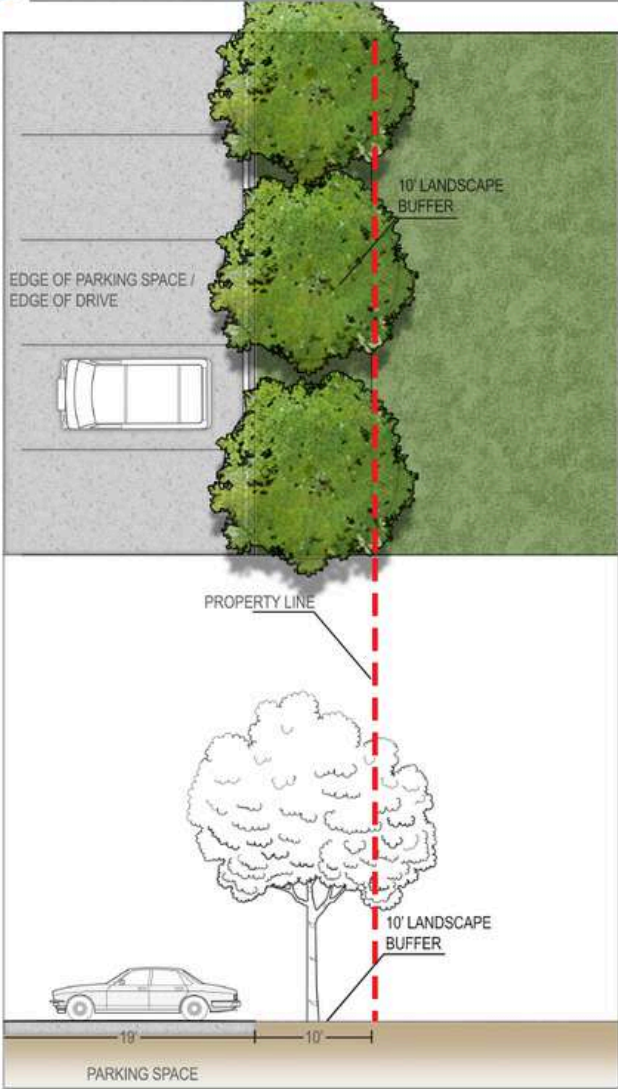
THE GRAPHICS AND IMAGES PRESENTED IN THIS BOOKLET ARE FOR ILLUSTRATIVE PURPOSES ONLY, INTENDED TO CONVEY GENERAL FORM AND CHARACTER. THEY DO NOT REPRESENT FINALIZED PRODUCT DESIGNS. ALL SITE PLANNING, ENGINEERING, GRAPHICS, AND IMAGERY ARE SUBJECT TO REFINEMENT AND FINAL APPROVALS.

THE WATERS AT BARTLETT - BARTLETT, TN
JUNE 2, 2025

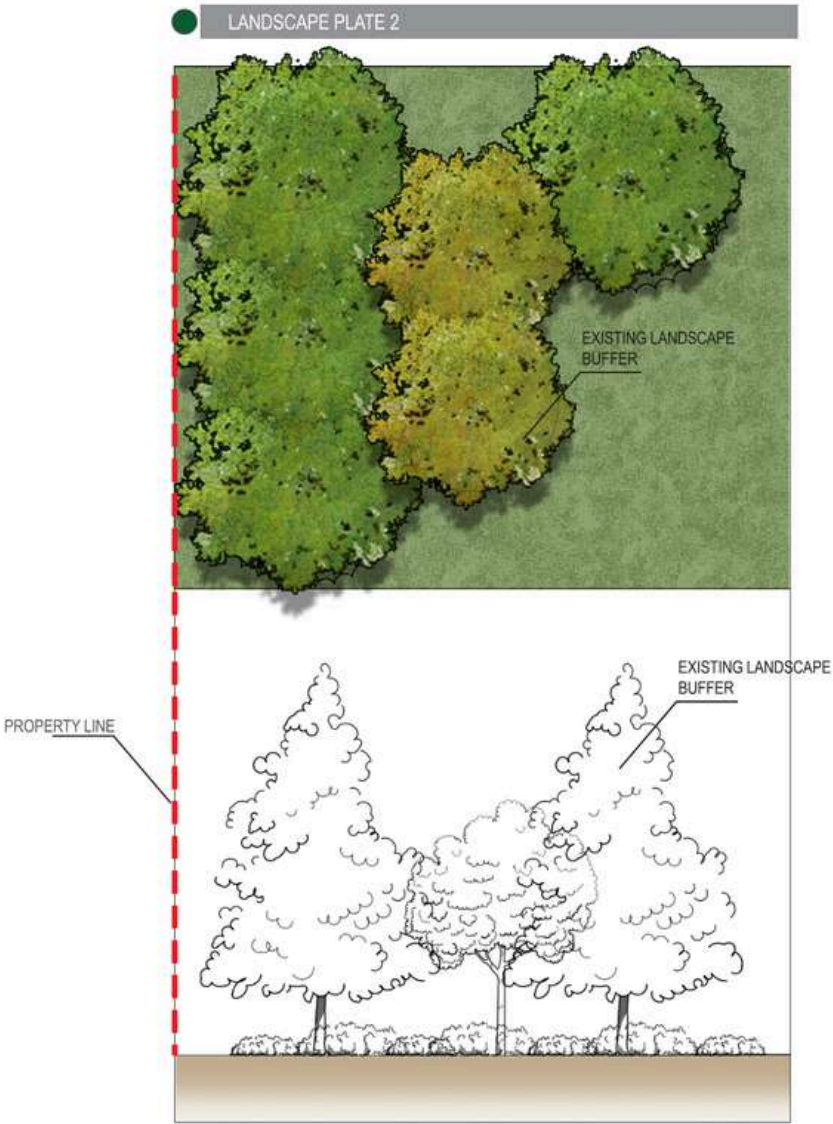
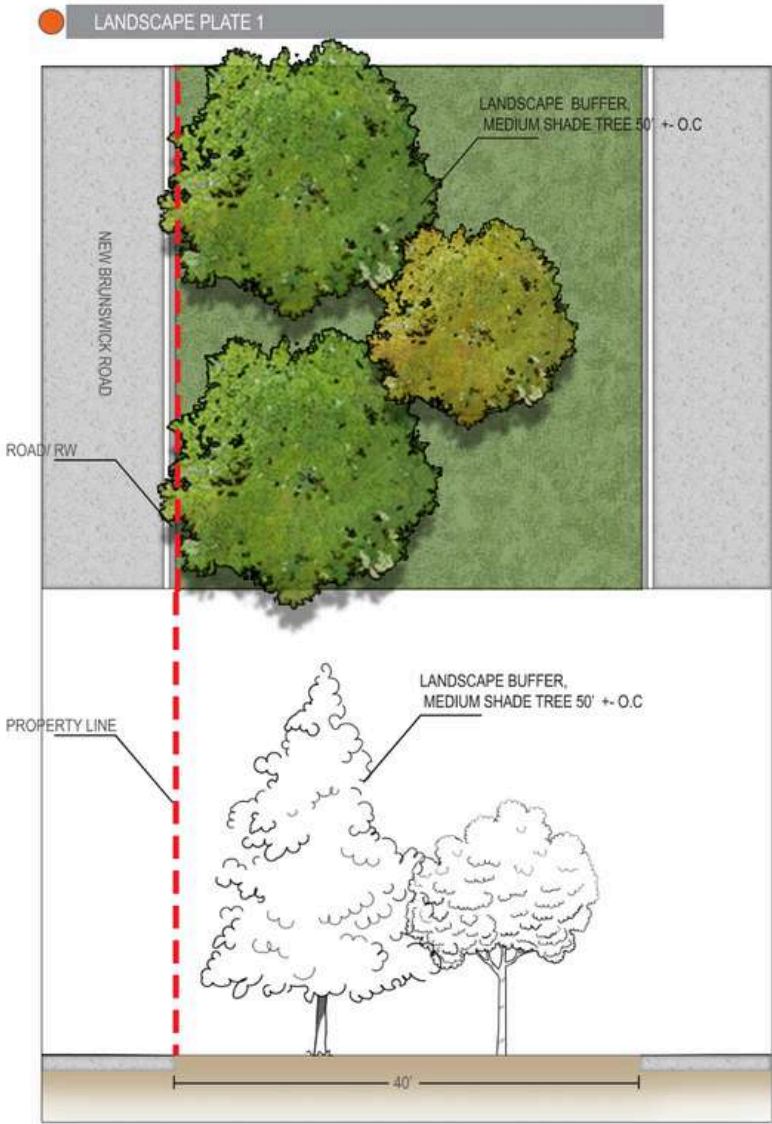
LANDSCAPE PLATE 3



LANDSCAPE PLATE 4



THE GRAPHICS AND IMAGES PRESENTED IN THIS BOOKLET ARE FOR ILLUSTRATIVE PURPOSES ONLY, INTENDED TO CONVEY GENERAL FORM AND CHARACTER. THEY DO NOT REPRESENT FINALIZED PRODUCT DESIGNS. ALL SITE PLANNING, ENGINEERING, GRAPHICS, AND IMAGERY ARE SUBJECT TO REFINEMENT AND FINAL APPROVALS.

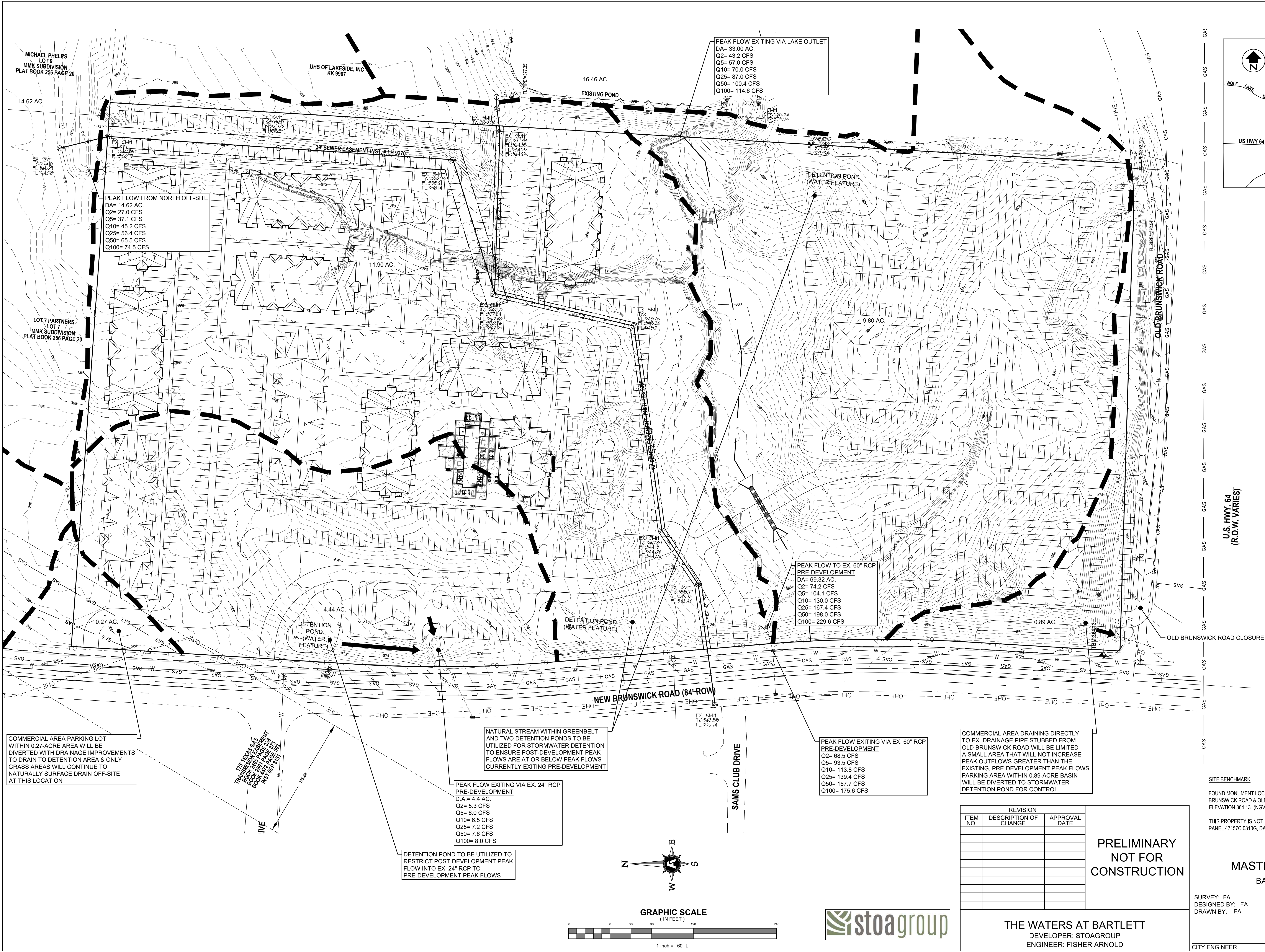


THE GRAPHICS AND IMAGES PRESENTED IN THIS BOOKLET ARE FOR ILLUSTRATIVE PURPOSES ONLY, INTENDED TO CONVEY GENERAL FORM AND CHARACTER. THEY DO NOT REPRESENT FINALIZED PRODUCT DESIGNS. ALL SITE PLANNING, ENGINEERING, GRAPHICS, AND IMAGERY ARE SUBJECT TO REFINEMENT AND FINAL APPROVALS.

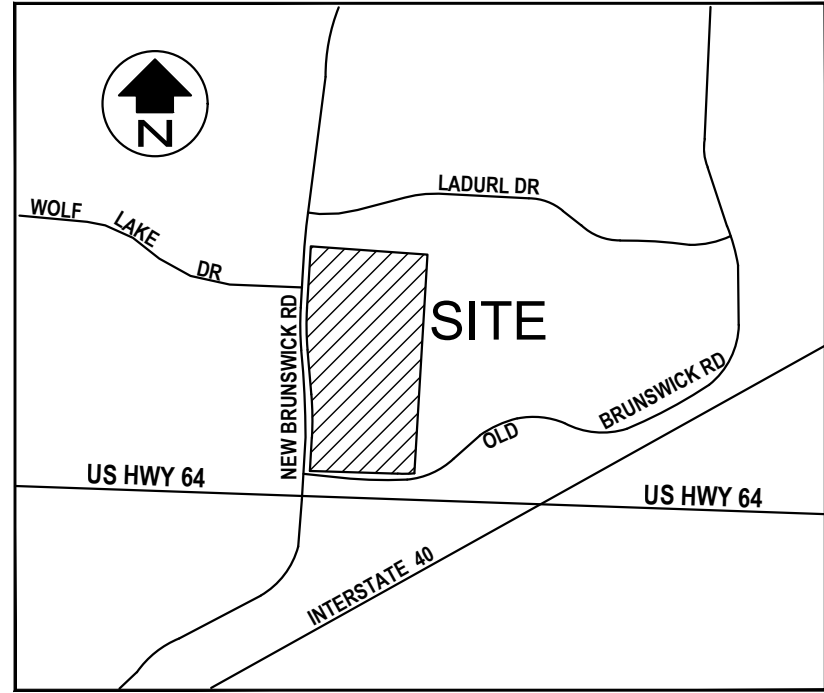


District 2A + District 2B Inspiration





U.S. HWY. 64
(R.O.W. VARIES)



VICINITY MAP
N.T.S.

LEGEND

- IRON PIN (FOUND)
- IRON PIN (SET)
- SEWER CLEANOUT
- SEWER MANHOLE
- DRAINAGE MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- 6-72 INLET
- 2' X 2' INLET
- 2' X 4' INLET
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- GAS VALVE
- CABLE TELEVISION BOX
- TELEPHONE BOX
- TRANSFORMER
- ELECTRIC PULL-BOX
- ELECTRIC METER
- HVAC UNIT
- POWER POLE
- GUY WIRE
- GUY POLE
- LAMP POST
- LIGHT POLE
- DOUBLE LIGHT POLE
- FLOOD LIGHT
- SIGN
- BOLLARD
- TREE
- OHE - OVERHEAD UTILITY LINE
- D - DRAINAGE PIPE
- SS - SANITARY SEWER LINE
- W - WATER LINE
- G - GAS LINE
- X - FENCE LINE
- ASHPALT SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE

SITE BENCHMARK

FOUND MONUMENT LOCATED AT NORTHEAST CORNER OF INTERSECTION OF NEW BRUNSWICK ROAD & OLD BRUNSWICK ROAD
ELEVATION 364.13 (NGVD 88)

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. F.E.M.A. PANEL 47157C 0310G, DATED FEBRUARY 6, 2013.

SHEET 1 OF 1

DIVISION OF ENGINEERING
MASTER DRAINAGE PLAN
BARTLETT, TENNESSEE

SURVEY: FA
DESIGNED BY: FA
DRAWN BY: FA

DATE: 03/22
DATE: 06/25
DATE: 06/25

PROJECT NO: ST0AGROU.0001LD
BOOK:
SCALE: 1" = 60'

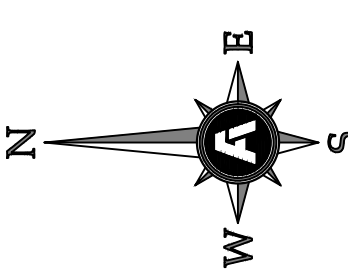
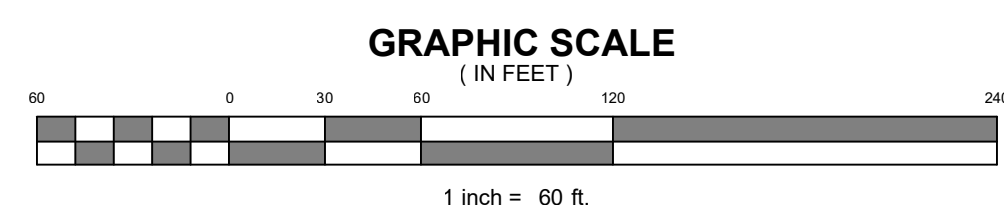
REVIEWED

CITY ENGINEER

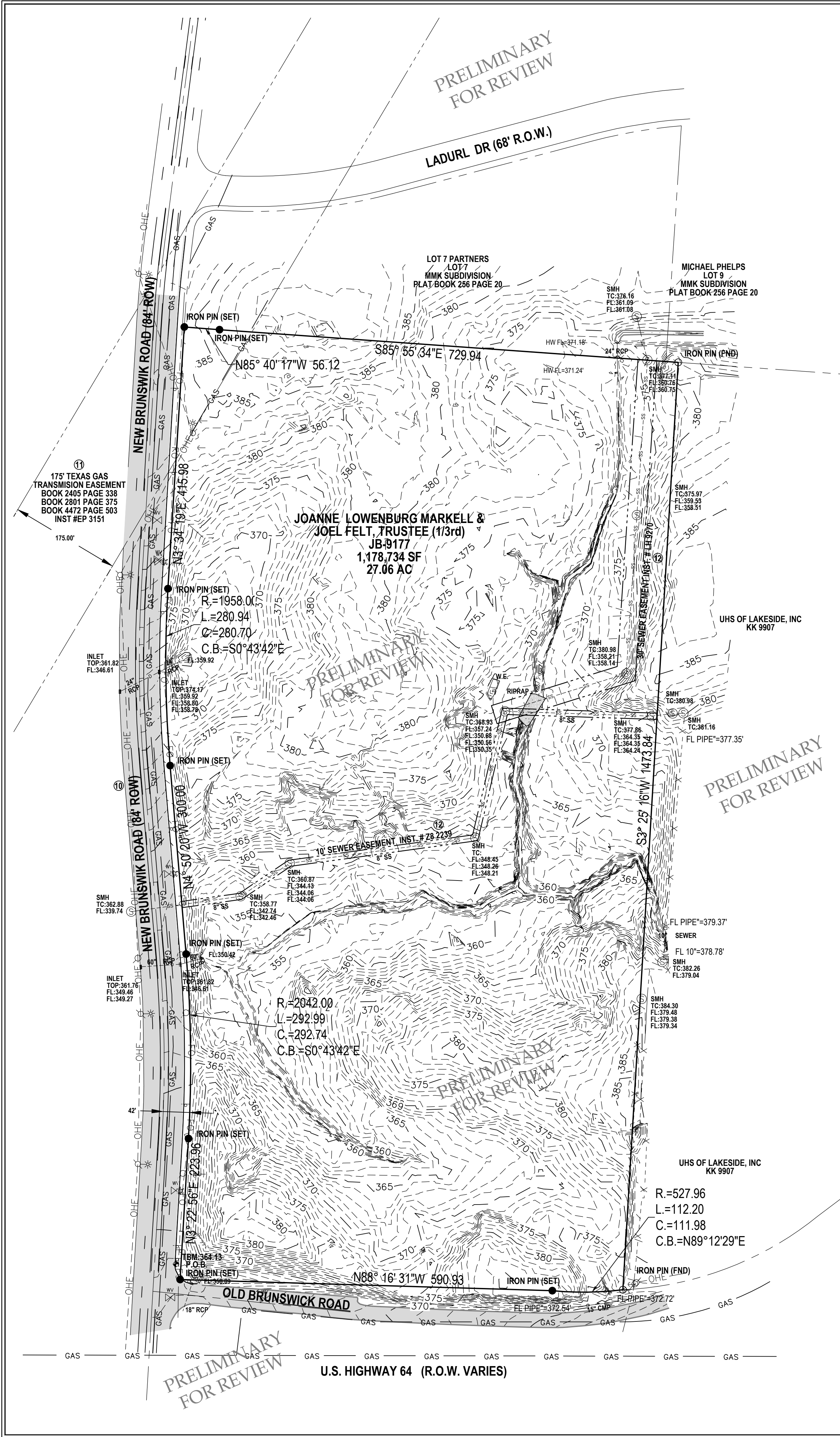
DATE

PRELIMINARY
NOT FOR
CONSTRUCTION

THE WATERS AT BARTLETT
DEVELOPER: STOAGROUP
ENGINEER: FISHER ARNOLD



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Filename: Z:\HYVEINC\0001EN\Surveyor\Plans\HYVEINC\0001EN_Bound-Topo-ALTA.dwg
Plotted: Friday, April 15, 2022 1:06:06 am
By: awc/len



SCHEDULE B, PART II Exceptions

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. NOT A SURVEY MATTER.
- Rights or claims of parties in possession not shown by the public records. NOT A SURVEY MATTER.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. FISHER ARNOLD COMPLETED A FIELD SURVEY ON APRIL 1, 2022.
- Easements, or claims of easements, not shown by the public records. NOT A SURVEY MATTER.
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. NOT A SURVEY MATTER.
- Taxes or special assessments which are not shown as existing liens by the public records. NOT A SURVEY MATTER.
- If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. NOT A SURVEY MATTER.
- Taxes for the year 2021, a lien due and payable, but not delinquent. NOT A SURVEY MATTER.
- Taxes for the year 2022, a lien, but not yet due or payable. NOT A SURVEY MATTER.
- Subject to all matters shown on the Plan of record in Plat Book 129, Page 68, Register's Office for Shelby County, Tennessee. THIS INSTRUMENT DEDICATES NEW BRUNSWICK ROAD, WHICH IS PLOTTED HEREON.
- Right of Way Agreements of record in Book 2405, Page 338, as corrected in Book 2801, page 375; Book 4472, page 503 and Instrument No. E9-3151, in the Register's Office for Shelby County, Tennessee. THE TEXAS GAS EASEMENT DESCRIBED IN THIS INSTRUMENT IS PLOTTED HEREON.
- Sewer Easements of record in Instrument Number Z8-2239 and Instrument No. LH-9270, in the Register's Office for Shelby County, Tennessee. Z8 2239; THE 10' SEWER EASEMENT DESCRIBED IN THIS INSTRUMENT IS PLOTTED HEREON. LH 9270; THE 30' SEWER EASEMENT DESCRIBED IN THIS INSTRUMENT IS PLOTTED HEREON.
- Application for Greenbelt Assessment of record in Instrument Number KM-3362 and Instrument No. CN-9143, in the Register's Office for Shelby County, Tennessee. THE SUBJECT PROPERTY IS NAMED IN THESE TWO INSTRUMENTS. THIS IS NOT A SURVEY MATTER.
- Survey of record in Instrument Number W7-6161, in the Register's Office for Shelby County, Tennessee. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE AREA SHOWN IN THIS INSTRUMENT.
- Acreage content of the subject property is not hereby ignored. Reference to acreage is left in the description merely for convenience in identifying the tract. THE ACERAGE IS PLOTTED HEREON.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE BOUNDS OF ANY ROAD, STREET, OR HIGHWAY.

Title Commitment Property Description

The land referred to herein below is situated in the County of Shelby, State of Tennessee, and described as follows:

Part of the West 30 acres of the east 55 acres of the F. R. King 84.5 acres and more particularly described as follows:
Beginning at a point in the north R.O.W. line of U.S. Highway 64, said point also lying in the east line of the R. A. Triper, Inc. property as shown in Warranty Deed E7 0105 in the Shelby County Register's Office, Shelby County, Tennessee; thence North 3°38'40" West along said east line a distance of 1511.4 feet to a point; thence North 86°52'02" East along the south line of the J. D. McClanahan property as shown in Book 6015, page 34, of said Shelby County Registers Office a distance of 786.06 feet to a point; thence South 3°48'13" East along the west line of the Tranquaire Nursing Home property a distance of 1473.84 feet to a point in North R.O.W. line of U.S. Highway 64, said point being 175 feet north of the centerline of the road; thence 112.21 feet to the right along a curve with a radius of 527.96 feet to a point, said point lying in the north R.O.W. line of U.S. Highway 64 and said point being 165 feet north of the centerline of the road; thence South 84°30'00" West along said north R.O.W. line and parallel with the centerline of the road a distance of 679.70 feet to the point of beginning and containing 27.06 acres.

Being the same property conveyed to William A. Loewenberg by Warranty Deed from William Van Hersh and Frank S. Groner of record in Instrument No. G6-6442 Register's Office for Shelby County, Tennessee, dated January 17, 1972 and recorded on January 19, 1972. William A. Loewenberg died May 1, 1996, and his Will probated at Docket No. B0027417 in Shelby County Tennessee, vested the property in his heirs Joanne L. Markell, Fredricka Felt and William L. Loewenberg.

Being the same property conveyed to Joel Felt, as to a 1/3 Interest by Quitclaim Deed from Fredricka Loewenberg Felt of record in Instrument No. HZ-1468 Register's Office for Shelby County, Tennessee, dated December 9, 1998 and recorded on December 10, 1998.

Being the same property conveyed to Ross Felt, Trustee of Rachel F. Tasch Trust dated January 11, 1999, as to 1/9 Interest by Quitclaim Deed from Joel Felt of record in Instrument No. JB-6353 Register's Office for Shelby County, Tennessee, dated January 21, 1999 and recorded on January 22, 1999.

Being the same property conveyed to Gwyn F. Wachtel Trust dated January 11, 1999, as to 1/9 Interest by Quitclaim Deed from Joel Felt of record in Instrument No. JB-6354 Register's Office for Shelby County, Tennessee, dated January 21, 1999 and recorded on January 22, 1999.

Being the same property conveyed to Ross Felt, Trustee of the Ross Felt Trust dated January 11, 1999, as to 1/9 Interest by Quitclaim Deed from Joel Felt of record in Instrument No. JB-6355 Register's Office for Shelby County, Tennessee, dated January 21, 1999 and recorded on January 22, 1999.

Being the same property conveyed to Joel Felt, Trustee Under Joanne Markell Trust dated 11th day of January, 1999, as to 1/3 Interest by Quitclaim Deed from Joanne Lowenberg Markell of record in Instrument No. JB-9177 Register's Office for Shelby County, Tennessee, dated January 25, 1999 and recorded on January 27, 1999.

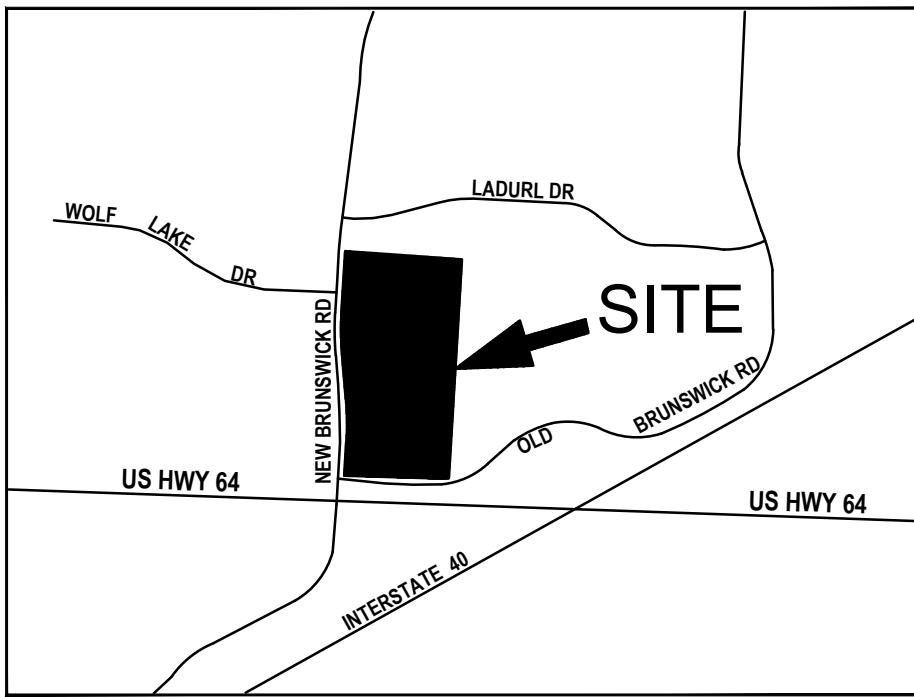
Property Description:

That certain parcel of land in Shelby County, Tennessee as described in Instrument No. JB 9177, recorded in the Shelby County Register Office, and being more particularly described by meet and bounds as follow:

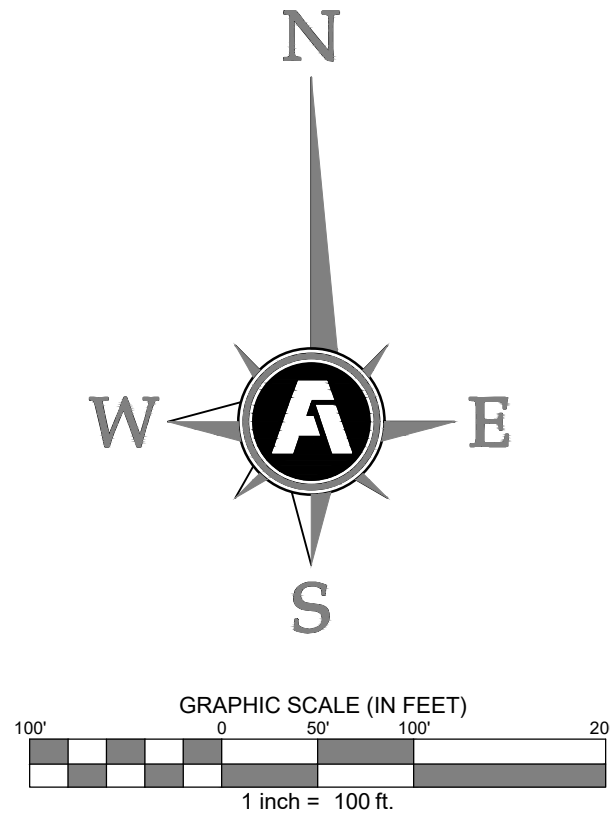
Beginning at a 1/2 inch rebar with cap (SET) at the tangent intersection of the east line of New Brunswick Road (84' Right of Way) and the north line of U.S. Highway 64 (Right of Way Varies) and having Tennessee State Plane Coordinates of Northing: 339,023.0995, Easting: 840,212.5731; thence North 03 Degrees 22 Minutes 56 Seconds East, along the east line of New Brunswick Road, a distance of 223.96 feet to a 1/2 inch rebar with cap (SET); thence, along the east line of New Brunswick Road, with a curve to the left having a radius of 2,042.00 feet, an arc length of 292.99 feet, a chord bearing of North 00 Degrees 43 Minutes 42 Seconds West and a chord distance of 292.74 feet to a 1/2 inch rebar with cap (SET); thence North 04 Degrees 50 Minutes 20 Seconds West, along the east line of New Brunswick Road, a distance of 300.00 feet to a 1/2 inch rebar with cap (SET); thence, along the east line of New Brunswick Road, with a curve to the right having a radius of 1,958.00 feet, an arc length of 280.94 feet, a chord bearing of North 00 Degrees 43 Minutes 42 Seconds West and a chord distance of 280.70 feet to a 1/2 inch rebar with cap (SET); thence North 03 Degrees 34 Minutes 19 Seconds East, along the east line of New Brunswick Road, a distance of 415.98 feet to a 1/2 inch rebar with cap (SET) said rebar being the southwest corner of Lot 7 of the MMK Subdivision (Plat Book 256 Page 20); thence South 85 Degrees 40 Minutes 17 Seconds East along the south line of Lot 7, a distance of 56.12 feet to a 1/2 inch rebar with cap (SET) on said south line; thence South 85 Degrees 55 Minutes 34 Seconds East, along the south line of Lot 7 and Lot 9 of the MMK Subdivision (Pat Book 256 Page 20), a distance of 729.94 feet to a Found Iron Pin, said iron pin being the northwest corner of the UHS of Lakeside, Inc property (Instrument No. KK 9907); thence South 03 Degrees 25 Minutes 16 Seconds West, along the west line of the UHS of Lakeside, INC. property, a distance of 1,473.84 feet to Iron Pin (FOUND) on the north line of U.S. Highway 64; thence along the north line of U.S. Highway 64, with a non-tangent curve to the right having a radius of 527.96 feet, an arc length of 112.20 feet, a chord bearing of South 89 Degrees 12 Minutes 29 Seconds West and a chord distance of 111.98 feet, to a 1/2 inch rebar with cap (SET) on said north line; thence North 88 Degrees 16 Minutes 31 Seconds West, along said north line, a distance of 590.93 feet to POINT OF BEGINNING; and containing 1,120,332.34 square feet or 25.719 acres more or less.

This being the same property described in Chicago Title Insurance Company's Title Commitment Number 20222027CNT with effective date of February 01, 2022 at 8:00AM.

LEGEND	
	IRON PIN (FOUND)
	IRON PIN (SET)
	SEWER CLEANOUT
	SEWER MANHOLE
	DRAINAGE MANHOLE
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	6-72 INLET
	2' X 2' INLET
	2' X 4' INLET
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	IRRIGATION CONTROL VALVE
	GAS VALVE
	CABLE TELEVISION BOX
	TELEPHONE BOX
	TRANSFORMER
	ELECTRIC PULL-BOX
	ELECTRIC METER
	HVAC UNIT
	POWER POLE
	GUY WIRE
	GUY POLE
	LAMP POST
	LIGHT POLE
	DOUBLE LIGHT POLE
	FLOOD LIGHT
	SIGN
	BOLLARD
	TREE
	OHE -- OVERHEAD UTILITY LINE
	--D-- DRAINAGE PIPE
	--SS-- SANITARY SEWER LINE
	--W-- WATER LINE
	--G-- GAS LINE
	--X-- FENCE LINE
	ASHPHALT SURFACE
	CONCRETE SURFACE
	GRAVEL SURFACE



VICINITY MAP
N.T.S.



GENERAL NOTES

- Bearings as shown hereon are based on Tennessee State Plane Coordinates.
- This map or plat is a copyrighted document produced by Fisher & Arnold, Inc. and should not be relied upon unless the stamp and seal of the surveyor is in blue ink.
- All recorded instruments shown hereon are in the Register's Office of Shelby County, Tennessee.
- By graphic plotting and scaled map location, this property lies within Zone "X" OTHER as designated by current Federal Emergency Management Agency Maps which make up a part of the National Flood Insurance Administration Report; Community Panel 47157C0310G, dated February 6, 2013, which is the current Flood Insurance Rate Map for the Community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 0.2% annual chance floodplain.
- This Surveyor has been furnished with a copy of Chicago Title Insurance Company Commitment Number 20220207CTN with an effective date of February 01, 2022 at 8:00 am.

SPECIAL UTILITY NOTE

This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than (3) three nor more than (10) ten working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 1-615-355-1987 or 1-800-351-1111.

This is to certify that to the best of my knowledge and belief, I have conducted a true and accurate Category 1 Boundary and Topographic Survey with an unadjusted accuracy of 1:10,000 and it was done in compliance with the current Tennessee Minimum Standards of Practice.

SURVEYORS STATEMENT

To:

Hy-Vee, Inc.
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6(b), 7(a), 8, 9, 11(a), 16, 17, and 20 of Table A thereof. The fieldwork was completed on April 01, 2022.

Date of Plat or Map: _____

J. Mark Sorsby, TN RLST# 2227

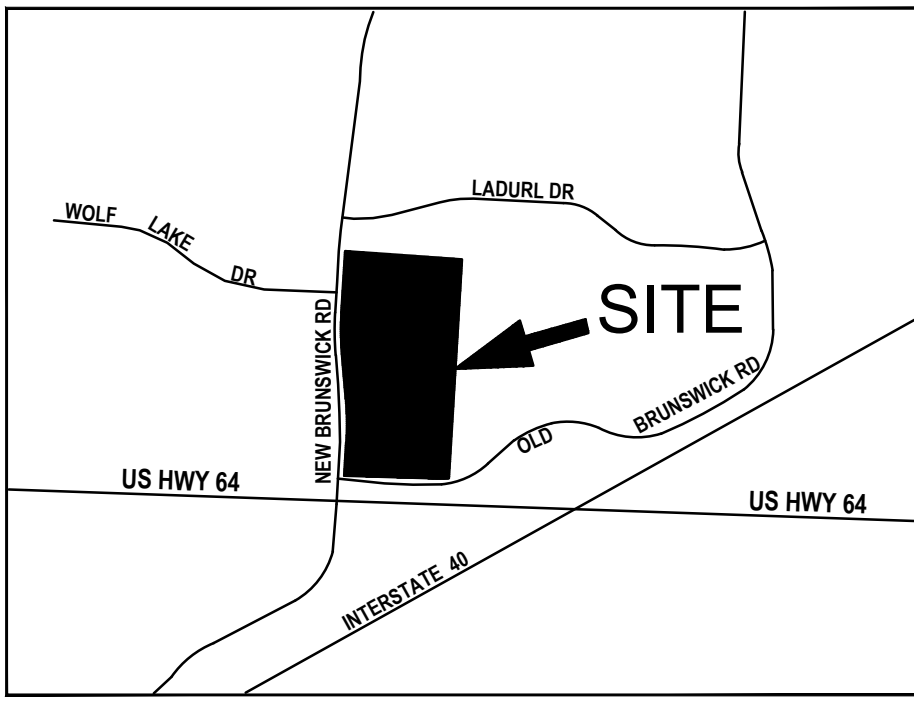
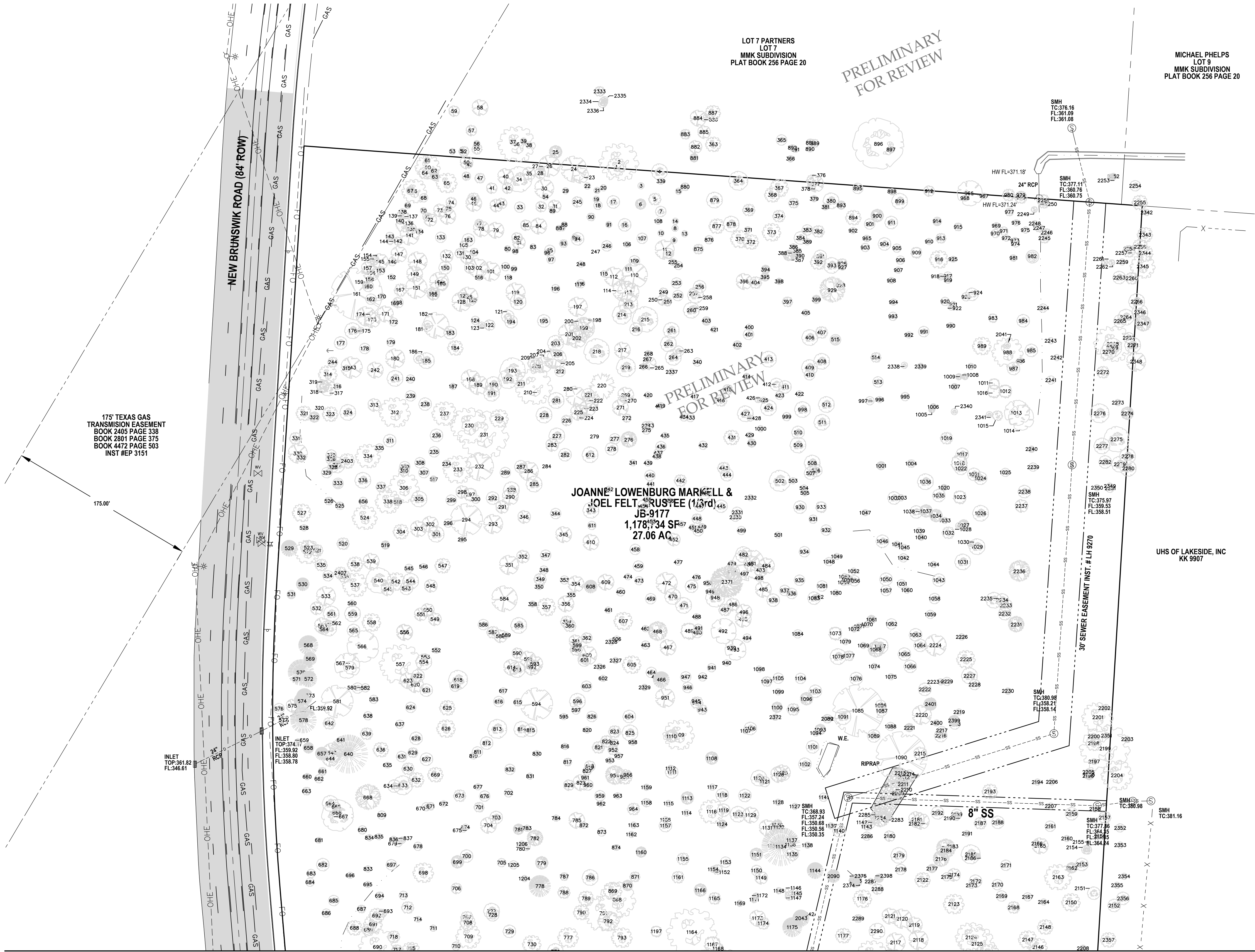
FISHER ARNOLD
ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

9180 Crestwyn Hills Drive | Memphis, Tennessee 38125-8538
901.748.1811 | Fax: 901.748.3115 | www.fisherarnold.com

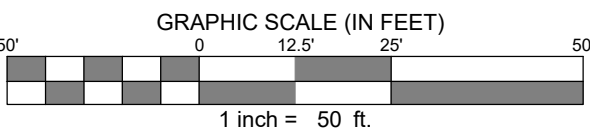
**BOUNDARY AND
TOPOGRAPHIC SURVEY**
HY-VEE, INC
BARTLETT, TENNESSEE

Rev.	Date	Revision Description

PRELIMINARY FOR REVIEW	
Issue Date:	4/14/2022
File Project No:	HYVEINC.0001EN
Drafted By:	raw
Checked By:	JMS
Sheet Title:	
ALTA/NSPS SURVEY	
Sheet No.	1 OF 1



VICINITY MAP



BOUNDARY AND TOPOGRAPHIC SURVEY

HY-VEE, INC
BARTLETT, TENNESSEE

Rev.	Date	Revision Description

PRELIMINARY FOR REVIEW

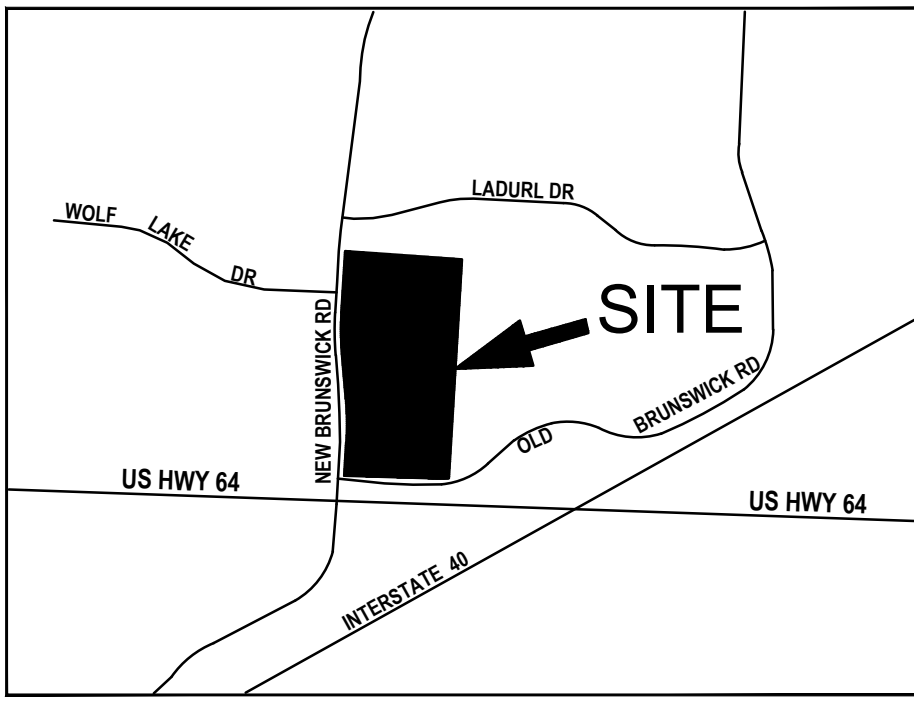
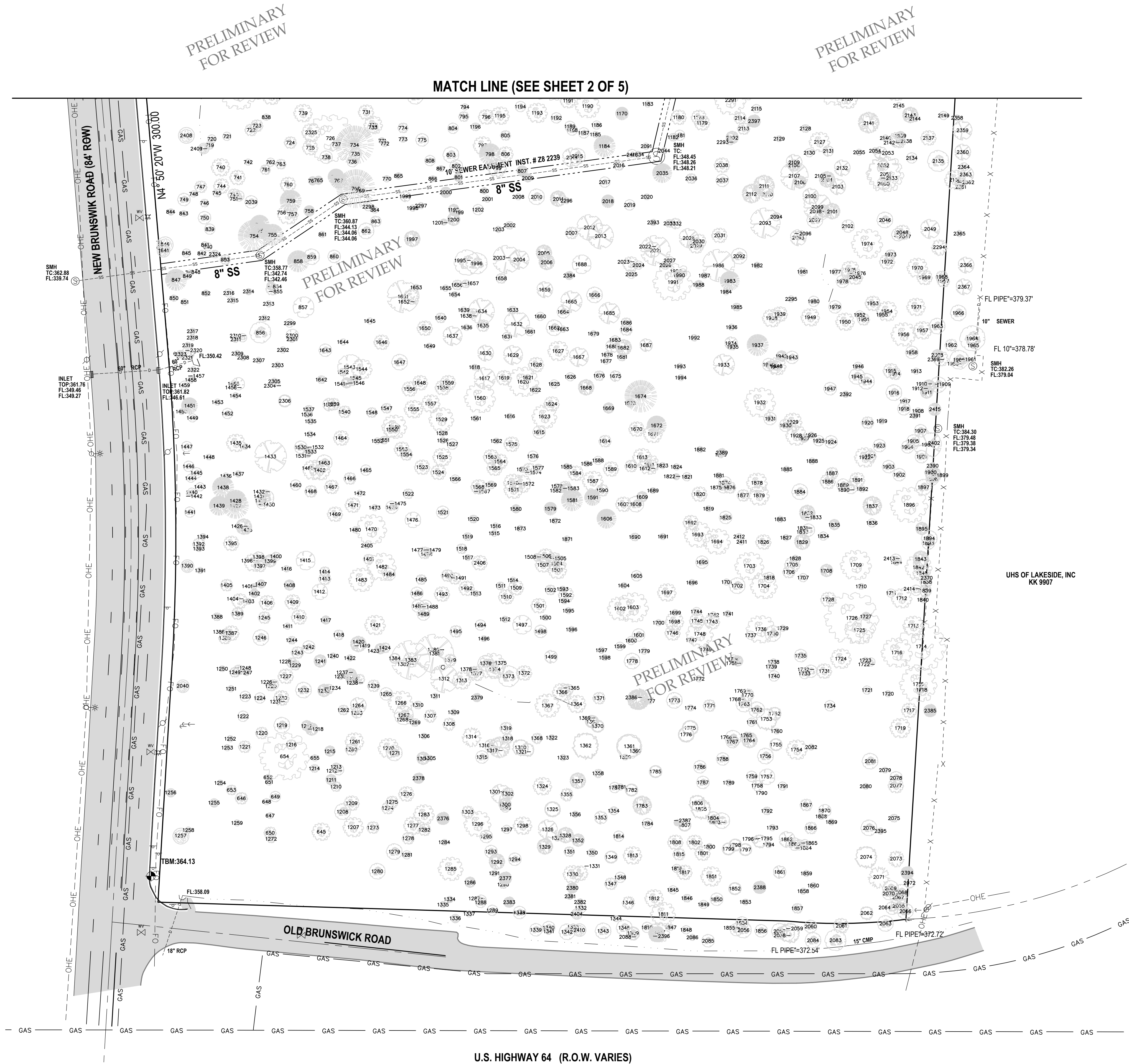
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F&A Project No:	HYVEINC.0001EN
Drafted By:	raw
Checked By:	JMS
Sheet Title:	

ALTA/NSPS SURVEY

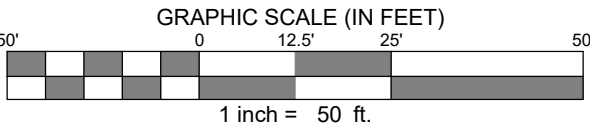
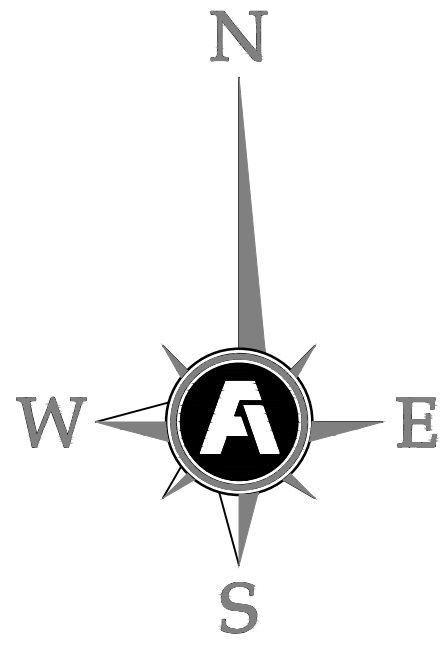
Sheet No.
2 OF 5

FISHER ARNOLD
ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS
9180 Crestwyn Hills Drive | Memphis, Tennessee 38125-8538
901.748.1811 | Fax: 901.748.3715 | www.fisherarnold.com

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Filename: Z:\HYVEINC\0001EN\Survey\Plans\HYVEINC\0001EN_Bound-Topo_ALTA.dwg
Plotted: Friday, April 15, 2022 9:41 am
By: awc/ten



VICINITY MAP



**BOUNDARY AND
TOPOGRAPHIC SURVEY**
HY-VEE, INC
BARTLETT, TENNESSEE

Rev.	Date	Revision Description

PRELIMINARY
FOR REVIEW

Issue Date:	4/14/2022
F&A Project No:	HYVEINC.0001EN
Drafted By:	raw
Checked By:	JMS

Sheet Title:

**ALTA/NSPS
SURVEY**

Sheet No.
3 OF 5

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901.748.1811 | Fax: 901.748.3115 | www.fisherarnold.com

Point Table	
Point #	Description
1	18"Oak
2	38"Oak
3	6"Elm
4	15"Elm
5	12"Oak
6	10"Persimmon
7	10"Elm
8	6"Elm
9	6"Elm
10	6"Elm
11	18"Gum
12	10"Elm
13	6"Elm
14	6"Elm
15	6"Elm
16	12"Elm
17	12"Elm
18	8"Elm
19	6"Elm
20	6"Elm
21	6"Elm
22	6"Elm
23	15"Gum
24	24"Gum
25	12"Persimmon /?
26	20"Gum
27	6"Persimmon /TRIPLE
28	10"Gum
29	6"Elm
30	18"Gum
31	12"Gum
32	10"Gum
33	10"Elm
34	24"Elm
35	12"Gum
36	36"Oak
37	6"Elm
38	6"Elm
39	6"Persimmon /?
40	15"Gum
41	10"Gum
42	10"Gum
43	10"Maple
44	12"Gum
45	15"Gum
46	12"Oak
47	10"Oak
48	8"Maple
49	6"Tree
50	12"Gum
51	6"Tree
52	10"Tree
53	6"Tree
54	6"Elm
55	10"Bodock
56	6"Persimmon /TWIN
57	10"Gum
58	15"Gum
59	10"Gum
60	24"Oak
61	6"Gum
62	6"Oak
63	8"Persimmon
64	12"Oak
65	20"Oak
66	24"Oak
67	8"Cherry
68	ELM8
69	6"Maple /TWIN
70	6"Maple
71	8"Maple
72	12"Gum
73	12"Gum
74	10"Maple
75	6"Gum
76	15"Gum
77	8"Maple
78	15"Gum

Point Table	
Point #	Description
79	15"Gum
80	6"Gum
81	12"Gum
82	10"Maple
83	6"Elm
84	15"Gum
85	10"Maple
86	6"Oak
87	6"Oak
88	6"Oak
89	6"Oak
90	8"Oak
91	6"Persimmon
92	6"Elm
93	8"Oak
94	12"Elm
95	10"Elm
96	6"Elm
97	8"Elm
98	6"Elm
99	6"Elm
100	8"Elm
101	18"Gum
102	18"Gum
103	10"Gum
104	8"Oak
105	6"Oak
106	6"Oak
107	10"Elm
108	6"Elm
109	10"Elm
110	24"Gum
111	6"Elm
112	18"Gum
113	20"Gum
114	20"Gum
115	6"Maple
116	8"Elm
117	6"Elm
118	6"Gum
119	18"Maple
120	15"Elm
121	12"Elm
122	10"Gum
123	6"Elm
124	8"Elm
125	6"Elm
126	18"Gum
127	6"Elm
128	18"Gum
129	10"Maple
130	12"Gum
131	10"Oak
132	12"Maple
133	10"Elm
134	6"Gum
135	10"Elm
136	15"Oak
137	6"Bodock
138	6"Elm
139	6"Oak
140	6"Bodock
141	18"Gum
142	8"Gum
143	8"Elm
144	6"Bodock
145	15"Maple
146	8"Elm
147	15"Gum
148	18"Gum
149	15"Gum
150	12"Elm
151	20"Gum
152	6"Elm
153	8"Gum
154	8"Gum
155	8"Gum
156	15"Gum

Point Table	
Point #	Description
157	12"Gum
158	6"Gum
159	6"Gum
160	10"Elm
161	48"Gum
162	10"Elm
163	12"Elm
164	18"Gum
165	12"Elm
166	12"Maple
167	12"Bodock
168	10"Gum
169	6"Elm
170	6"Persimmon
171	15"Gum
172	8"Elm
173	15"Gum
174	18"Gum
175	6"Elm
176	15"Elm
177	12"Elm
178	10"Elm
179	8"Elm
180	18"Maple
181	10"Elm
182	24"Gum
183	12"Elm
184	15"Oak
185	15"Elm
186	10"Elm
187	6"Maple
188	18"Maple
189	18"Gum
190	15"Elm
191	15"Gum
192	18"Elm
193	24"Elm
194	12"Elm /TWIN
195	12"Elm
196	8"Elm
197	18"Gum
198	15"Gum
199	20"Gum
200	20"Gum
201	20"Gum
202	18"Gum
203	15"Elm
204	18"Gum
205	18"Gum
206	6"Elm
207	15"Gum
208	12"Gum
209	12"Oak
210	36"Oak
211	8"Oak
212	10"Elm
213	18"Elm
214	18"Elm
215	24"Elm
216	12"Elm
217	15"Gum
218	24"Elm
219	18"Elm /TWIN
220	24"Bodock
221	12"Elm
222	12"Gum
223	15"Gum
224	12"Gum
225	15"Gum
226	10"Gum
227	15"Elm
228	15"Elm
229	18"Oak
230	36"Oak
231	48"Oak
232	26"Gum /TWIN
233	28"Oak
234	8"Oak

Point Table	
Point #	Description
235	10"Elm
236	12"Elm
237	24"Oak
238	12"Elm
239	10"Elm
240	8"Elm
241	15"Elm
242	15"Gum
243	20"Gum
244	10"Hickory
245	10"Maple
246	10"Elm
247	10"Elm
248	6"Elm
249	8"Gum
250	10"Gum
251	8"Bodock
252	10"Elm
253	10"Elm
254	8"Oak
255	6"Maple
256	12"Elm
257	8"Elm
258	15"Elm
259	6"Elm
260	15"Elm
261	15"Elm
262	15"Elm
263	10"Elm
264	15"Elm
265	12"Maple
266	6"Gum
267	6"Gum
268	6"Gum
269	15"Gum
270	6"Gum
271	15"Gum
272	8"Gum
273	8"Gum
274	8"Elm
275	8"Elm
276	15"Persimmon
277	10"Elm
278	12"Elm
279	"Oak
280	18"Gum
281	15"Elm
282	12"Elm
283	12"Gum
284	/15"Elm TWIN
285	15"Elm
286	18"Gum
287	12"Elm
288	15"Elm
289	10"Elm
290	15"Gum
291	12"Maple
292	12"Elm
293	18"Gum
294	30"Gum
295	6"Elm
296	8"Elm
297	12"Birch
298	12"Elm
299	10"Elm
300	8"Elm
301	15"Elm
302	15"Gum
303	15"Gum
304	15"Oak
305	15"Oak
306	30"Oak /TWIN
307	10"Elm
308	10"Elm
309	10"Elm
310	10"Elm
311	12"Elm
312	30"Oak

Point Table	
Point #	Description
313	12"Gum
314	18"Oak
315	6"Elm
316	6"Elm
317	15"Elm
318	12"Elm
319	12"Oak
320	"Oak
321	15"Oak
322	10"Persimmon
323	15"Oak
324	15"Elm
325	10"Elm
326	10"Elm
327	15"Elm
328	10"Elm
329	10"Elm
330	18"Gum
331	12"Oak
332	8"Oak
333	10"Pear
334	24"Oak
335	8"Elm /TWIN
336	15"Elm
337	10"Oak
338	24"Oak
339	6"Elm
340	8"Elm
341	6"Elm
342	6"Elm
343	15"Elm
344	10"Elm
345	15"Gum /TRIPLE
346	12"Gum
347	10"Elm
348	8"Elm
349	12"Oak
350	6"Oak
351	18"Gum
352	12"Gum
353	8"Elm
354	15"Gum
355	6"Gum
356	15"Gum
357	18"Oak
358	6"Persimmon
359	12"Oak
360	12"Oak
361	12"Gum
362	10"Gum
363	15"Oak
364	18"Elm
365	10"Elm
366	6"Pear
367	18"Oak
368	15"Oak
369	12"Oak
370	18"Oak
371	6"Elm
372	15"Oak
373	18"Oak
374	12"Oak
375	10"Oak
376	12"Oak
377	15"Gum
378	8"Oak
379	6"Cherry
380	15"Elm
381	6"Cherry
382	12"Oak
383	10"Elm
384	12"Elm
385	6"Elm
386	6"Elm
387	6"Persimmon
388	10"Cherry
389	6"Elm
390	6"Oak

Point Table	
Point #	Description
391	12"Elm
392	15"Oak
393	15"Elm
394	8"Cherry
395	8"Cherry
396	15"Gum
397	10"Oak
398	6"Cherry
399	8"Persimmon
400	6"Elm
401	10"Elm
402	8"Pear
403	8"Pear /TWIN
404	12"Oak
405	6"Elm
406	15"Elm
407	12"Oak
408	15"Elm
409	15"Elm
410	10"Elm
411	12"Elm
412	12"Elm
413	15"Elm
414	6"Cherry
415	10"Oak
416	12"Oak
417	6"Elm
418	6"Elm
419	6"Elm
420	6"Elm
421	6"Elm
422	6"Elm
423	8"Elm /TWIN
424	15"Elm
425	6"Elm
426	6"Tree
427	15"Elm
428	6"Elm /TWIN
429	6"Tree
430	8"Persimmon
431	15"Oak /TWIN
432	8"Elm
433	8"Elm
434	8"Elm
435	6"Elm /TWIN
436	10"Elm
437	8"Elm
438	6"Elm
439	6"Elm
440	10"Elm
441	6"Elm
442	12"Oak
443	12"Oak
444	12"Elm
445	12"Elm
446	12"Elm
447	10"Elm
448	10"Oak
449	6"Cherry
450	10"Elm
451	6"Persimmon
452	12"Gum
453	8"Elm
454	12"Elm
455	6"Elm
456	6"Elm
457	6"Elm
458	10"Elm
459	10"Elm
460	8"Elm
461	6"Elm
462	6"Elm
463	8"Elm
464	10"Elm
465	6"Elm
466	15"Oak
467	15"Gum
468	18"Cherry

Point Table	
Point #	Description
469	10"Elm /TWIN
470	15"Oak
471	15"Elm
472	20"Gum /TWIN
473	8"Elm
474	6"Elm
475	12"Elm
476	6"Elm
477	6"Elm
478	15"Maple
479	6"Elm
480	30"Gum
481	15"Gum
482	15"Elm
483	12"Gum
484	15"Gum
485	15"Gum
486	12"Maple /TWIN
487	12"Oak
488	6"Elm
489	15"Birch
490	10"Elm
491	8"Elm
492	24"Sycamore
493	20"Sycamore
494	8"Elm
495	15"Gum
496	15"Gum
497	6"Elm
498	6"Elm
499	8"Elm
500	XTRAV /500
501	6"Elm
502	20"Elm
503	6"Elm
504	6"Elm
505	6"Persimmon
506	12"Elm
507	12"Elm
508	15"Elm
509	15"Elm
510	12"Elm
511	15"Elm
512	15"Elm
513	10"Elm
514	10"Oak
515	10"Pear
516	6"Oak
517	6"Ash
518	8"Ash
519	8"Persimmon
520	12"Tree
521	12"Oak
522	24"Oak
523	15"Oak
524	24"Oak
525	8"Oak
526	8"Oak
527	18"Oak
528	6"Elm
529	15"Oak
530	12"Oak
531	8"Pear
532	12"Gum
533	18"Gum
534	10"Elm
535	12"Oak
536	12"Oak
537	24"Oak
538	15"Oak
539	15"Gum
540	24"Elm
541	12"Gum
542	18"Oak
543	12"Elm /TWIN
544	15"Elm
545	8"Elm
546	6"Elm

Point Table	
Point #	Description
547	15"Oak
548	12"Oak
549	12"Gum /TWIN
550	12"Gum
551	12"Gum
552	6"Oak
553	6"Elm
554	15"Elm
555	15"Gum
556	15"Gum
557	40"Oak
558	18"Oak
559	15"Elm
560	6"Elm
561	15"Elm
562	15"Elm
563	15"Gum
564	10"Elm
565	12"Elm
566	30"Sycamore
567	24"Sycamore
568	18"Pine
569	12"Pine
570	24"Pine
571	6"Pine
572	15"Pine
573	15"Pine
574	15"Pine
575	12"Gum
576	10"Elm
577	8"Gum
578	24"Pine
579	12"Sycamore
580	10"Elm
581	30"Gum /TWIN
582	8"Elm
583	8"Elm
584	24"Gum
585	15"Elm
586	10"Elm
587	12"Oak
588	18"Oak
589	6"Elm
590	10"Gum
591	15"Gum
592	15"Gum
593	15"Gum
594	30"Gum
595	6"Elm
596	15"Elm
597	8"Elm
598	12"Oak
599	6"Maple
600	18"Gum
601	12"Elm
602	6"Elm
603	10"Elm
604	12"Elm
605	18"Oak
606	6"Elm
607	18"Oak
608	12"Pine
609	15"Gum
610	15"Gum
611	8"Elm
612	15"Elm
613	15"Elm
614	15"Gum
615	8"Oak
616	10"Elm
617	6"Elm
618	18"Elm
619	10"Elm
620	15"Gum /TRIPLE
621	12"Elm
622	12"Elm
623	15"Gum
624	10"Elm

Point #	Description
1249	10"Oak
1250	6"Oak
1251	6"Elm
1252	6"Elm
1253	6"Elm
1254	6"Oak
1255	8"Pear
1256	8"Pear /TRIPLE
1257	15"Pear
1258	6"Elm
1259	6"Elm
1260	12"Oak
1261	18"Oak
1262	10"Oak
1263	10"Gum
1264	15"Gum
1265	12"Elm
1266	24"Oak
1267	18"Elm
1268	6"Elm
1269	8"Oak
1270	20"Oak
1271	15"Elm
1272	8"Oak
1273	12"Oak
1274	12"Oak
1275	12"Oak /TWIN
1276	15"Oak
1277	18"Oak
1278	12"Oak
1279	15"Elm
1280	15"Elm
1281	8"Elm
1282	12"Oak
1283	20"Oak
1284	6"Oak
1285	24"Oak
1286	10"Persimmon
1287	10"Elm
1288	10"Elm
1289	10"Elm
1290	8"Oak
1291	6"Elm
1292	15"Cherry
1293	12"Elm
1294	12"Elm
1295	12"Elm
1296	26"Oak
1297	8"Elm
1298	18"Oak
1299	8"Elm
1300	12"Cherry
1301	18"Gum
1302	12"Oak
1303	12"Dogwood
1304	12"Cherry
1305	6"Tree
1306	6"Oak
1307	12"Dogwood
1308	12"Dogwood
1309	6"Oak
1310	8"Oak
1311	6"Oak
1312	26"Gum
1313	18"Oak
1314	18"Dogwood /TRIPLE
1315	12"Elm
1316	12"Gum
1317	20"Cherry
1318	10"Oak
1319	12"Oak
1320	15"Locust
1321	12"Locust
1322	6"Oak
1323	6"Elm
1324	18"Oak
1325	15"Pecan
1326	18"Gum

Point #	Description
1327	6"Pecan
1328	15"Cherry
1329	15"Cherry
1330	18"Oak
1331	15"Oak
1332	10"Elm
1333	6"Elm
1334	6"Pear
1335	6"Elm
1336	8"Pear
1337	6"Elm
1338	12"Elm
1339	12"Elm
1340	12"Elm
1341	6"Elm
1342	15"Elm
1343	15"Elm
1344	6"Pecan
1345	15"Elm
1346	12"Dogwood /TRIPLE
1347	12"Oak
1348	10"Elm
1349	12"Pecan
1350	8"Oak
1351	10"Oak
1352	12"Cherry
1353	12"Gum
1354	8"Pecan
1355	12"Dogwood /TRIPLE
1356	6"Cherry
1357	15"Cherry
1358	8"Dogwood /TWIN
1359	6"Oak
1360	6"Oak
1361	24"Pecan
1362	24"Locust
1363	12"Pecan
1364	18"Oak /TWIN
1365	12"Oak
1366	18"Oak
1367	24"Oak
1368	10"Dogwood
1369	12"Pecan
1370	12"Pecan
1371	12"Oak
1372	15"Oak
1373	20"Elm
1374	18"Oak
1375	26"Oak
1376	15"Elm
1377	15"Oak
1378	12"Oak
1379	12"Oak
1380	6"Oak
1381	36"Gum
1382	36"Gum
1383	15"Oak
1384	10"Pecan
1385	12"Oak
1386	10"Oak /TWIN
1387	15"Oak
1388	8"Oak
1389	12"Oak
1390	12"Pear
1391	6"Elm
1392	12"Oak /AND
1393	6"Oak /TWIN
1394	6"Elm
1395	15"Hickory
1396	18"Oak
1397	12"Oak
1398	10"Gum
1399	12"Cherry
1400	8"Gum
1401	6"Oak
1402	8"Cherry
1403	6"Elm
1404	15"Oak

Point #	Description
1405	12"Hickory
1406	15"Oak
1407	8"Cherry
1408	10"Cherry
1409	15"Oak
1410	15"Oak
1411	6"Elm
1412	15"Hackberry
1413	12"Oak
1414	10"Oak /TWIN
1415	18"Hackberry
1416	6"Gum
1417	8"Cherry /TWIN
1418	10"Oak
1419	15"Cherry
1420	6"Oak
1421	20"Oak /TWIN
1422	6"Cherry
1423	10"Cherry
1424	10"Oak
1425	8"Elm
1426	15"Cherry
1427	24"Pine
1428	20"Pine
1429	10"Elm
1430	10"Elm /TWIN
1431	15"Elm
1432	8"Elm
1433	30"Gum
1434	6"Oak
1435	18"Oak
1436	6"Elm
1437	6"Gum
1438	20"Pine
1439	18"Pine
1440	8"Elm
1441	10"Elm
1442	6"Oak
1443	8"Elm
1444	8"Elm
1445	10"Elm
1446	10"Elm
1447	10"Elm
1448	6"Oak /TWIN
1449	8"Elm
1450	6"Oak
1451	15"Pine
1452	10"Elm
1453	6"Elm
1454	6"Elm
1455	6"Elm
1456	12"Sycamore
1457	6"Cherry
1458	6"Elm
1459	8"Elm
1460	10"Elm
1461	20"Oak
1462	20"Oak
1463	15"Elm
1464	15"Oak
1465	10"Elm
1466	12"Oak
1467	14"Oak /TWIN
1468	12"Oak
1469	15"Oak
1470	30"Oak
1471	15"Oak
1472	6"Elm
1473	6"Elm
1474	12"Elm
1475	6"Elm
1476	15"Sycamore
1477	12"Oak
1478	6"Oak
1479	8"Oak
1480	6"Elm
1481	10"Oak
1482	28"Oak

Point #	Description
1483	24"Oak
1484	12"Elm
1485	10"Oak
1486	12"Elm
1487	12"Elm
1488	12"Elm
1489	12"Elm
1490	12"Oak
1491	12"Oak
1492	15"Oak
1493	15"Oak
1494	10"Elm
1495	12"Elm
1496	6"Oak
1497	18"Sycamore
1498	12"Elm
1499	12"Elm
1500	6"Oak
1501	15"Oak
1502	10"Oak
1503	18"Oak
1504	18"Oak
1505	15"Oak
1506	15"Oak
1507	15"Oak
1508	8"Oak
1509	15"Oak
1510	15"Oak
1511	8"Oak
1512	6"Gum
1513	6"Oak
1514	6"Elm
1515	6"Elm
1516	6"Elm
1517	6"Oak
1518	10"Oak
1519	8"Hickory
1520	8"Oak
1521	12"Elm
1522	10"Oak
1523	15"Oak
1524	15"Oak
1525	18"Oak
1526	6"Elm
1527	10"Elm
1528	6"Oak
1529	24"Oak
1530	12"Elm
1531	8"Oak
1532	6"Dogwood
1533	6"Elm
1534	6"Elm
1535	6"Elm
1536	6"Oak
1537	8"Oak
1538	12"Gum
1539	12"Oak
1540	12"Oak
1541	18"Cherry
1542	8"Oak
1543	24"Sycamore
1544	20"Oak
1545	6"Elm
1546	8"Oak
1547	10"Oak
1548	10"Oak
1549	24"Oak
1550	15"Elm
1551	8"Oak
1552	6"Elm
1553	15"Oak
1554	12"Oak
1555	18"Oak
1556	15"Oak
1557	18"Oak /TWIN
1558	15"Oak
1559	15"Oak
1560	30"Oak

Point #	Description
1561	6"Oak
1562	6"Oak
1563	15"Oak
1564	15"Oak
1565	15"Oak
1566	8"Elm
1567	6"Elm
1568	15"Oak
1569	8"Oak
1570	18"Oak
1571	18"Oak
1572	18"Oak
1573	6"Oak
1574	12"Oak
1575	15"Oak
1576	10"Elm
1577	8"Oak
1578	6"Oak
1579	12"Pine
1580	8"Cherry
1581	20"Pine
1582	12"Oak
1583	10"Cherry
1584	15"Oak
1585	6"Cherry
1586	6"Oak
1587	20"Oak
1588	8"Elm
1589	15"Oak
1590	12"Oak
1591	15"Pine
1592	15"Oak
1593	6"Oak
1594	6"Oak
1595	6"Elm
1596	6"Elm
1597	6"Elm
1598	6"Oak
1599	8"Elm
1600	8"Elm
1601	12"Elm
1602	24"Oak /TWIN
1603	30"Oak
1604	6"Oak
1605	10"Elm
1606	18"Pine
1607	15"Oak
1608	15"Elm
1609	CRYB10
1610	12"Oak
1611	20"Oak
1612	12"Oak
1613	18"Oak
1614	12"Oak
1615	12"Elm
1616	6"Oak
1617	20"Gum /TWIN
1618	6"Hickory
1619	15"Oak
1620	30"Oak
1621	6"Elm
1622	8"Oak
1623	24"Oak
1624	15"Oak
1625	8"Elm
1626	8"Elm
1627	20"Oak
1628	15"Oak
1629	18"Gum
1630	15"Gum
1631	8"Elm
1632	24"Gum
1633	8"Oak
1634	24"Gum
1635	12"Oak
1636	6"Elm
1637	18"Gum
1638	10"Oak

Point #	Description
1639	6"Elm
1640	10"Oak
1641	12"Pear
1642	8"Oak
1643	12"Elm
1644	6"Sycamore
1645	6"Sycamore
1646	15"Oak
1647	15"Elm
1648	15"Oak
1649	6"Oak
1650	15"Oak
1651	30"Gum
1652	15"Oak
1653	6"Elm
1654	6"Hickory
1655	6"Elm
1656	10"Oak
1657	8"Oak
1658	10"Oak
1659	15"Gum
1660	8"Elm
1661	8"Elm
1662	15"Elm
1663	6"Elm
1664	12"Elm
1665	20"Gum
1666	15"Elm
1667	18"Gum
1668	15"Cherry
1669	10"Cherry
1670	15"Oak
1671	18"Oak
1672	18"Pine
1673	8"Pine
1674	30"Pine
1675	10"Gum
1676	10"Oak
1677	6"Elm
1678	6"Elm
1679	6"Elm
1680	12"Gum
1681	8"Oak
1682	15"Cherry
1683	8"Elm
1684	12"Oak
1685	20"Gum
1686	10"Oak
1687	12"Gum
1688	18"Sycamore /TWIN
1689	6"Oak
1690	8"Oak
1691	6"Elm
1692	15"Oak
1693	26"Oak
1694	26"Oak
1695	12"Elm
1696	6"Elm
1697	18"Oak
1698	18"Oak
1699	6"Elm
1700	6"Elm
1701	6"Elm
1702	15"Elm
1703	28"Oak
1704	26"Oak
1705	15"Oak
1706	12"Oak
1707	8"Elm
1708	12"Cherry
1709	30"Oak
1710	6"Oak
1711	8"Elm
1712	20"Oak
1713	20"Oak
1714	48"Oak
1715	36"Oak
1716	30"Oak

Point #	Description
1717	15"Oak
1718	12"Oak
1719	20"Oak
1720	6"Elm
1721	8"Elm
1722	8"Elm
1723	6"Elm
1724	20"Oak
1725	28"Oak
1726	52"Oak
1727	8"Cherry
1728	15"Oak
1729	6"Elm
1730	15"Elm
1731	15"Oak
1732	12"Elm
1733	10"Elm
1734	10"Elm
1735	12"Elm
1736	28"Oak
1737	8"Elm
1738	6"Elm
1739	8"Elm
1740	10"Elm
1741	6"Cherry
1742	6"Elm
1743	15"Oak
1744	8"Elm
1745	15"Oak
1746	15"Oak
1747	6"Elm
1748	26"Oak
1749	6"Elm /TWIN
1750	8"Elm
1751	10"Persimmon
1752	12"Locust
1753	20"Locust
1754	20"Tree
1755	12"Pecan
1756	15"Elm
1757	15"Hackberry
1758	10"Hackberry
1759	10"Elm
1760	6"Oak
1761	8"Elm
1762	15"Elm
1763	15"Elm
1764	15"Persimmon
1765	6"Persimmon
1766	15"Elm
1767	12"Elm
1768	6"Dogwood
1769	12"Dogwood
1770	12"Dogwood
1771	12"Tree
1772	6"Elm
1773	15"Elm
1774	6"Pecan
1775	15"Pecan
1776	15"Pecan
1777	6"Oak
1778	15"Elm
1779	6"Elm
1780	10"Elm
1781	6"Elm
1782	12"Pecan
1783	18"Cherry
1784	10"Elm
1785	12"Pec

Property Owner	Physical Address		Mailing Address	City, State	Zip Code	
1 Thirty-One Fifty New Brunswick LLC	3150 New Brunswick Rd	Bartlett, TN 38133	6311 NE Equitable Rd.	Kansas City, MO	64120	
2 McClanahan Properties Partnership	0 Ladurl Dr.	Bartlett, TN 38133	7700 Wolf River Blvd.	Germantown, TN	38138	McNeill Investment Co
3 McClanahan Properties Partnership	0 Ladurl Dr.	Bartlett, TN 38133	7700 Wolf River Blvd.	Germantown, TN	38138	McNeill Investment Co
4 McClanahan Properties Partnership	0 Ladurl Dr.	Bartlett, TN 38133	7700 Wolf River Blvd.	Germantown, TN	38138	McNeill Investment Co
5 McClanahan Properties Partnership	0 Ladurl Dr.	Bartlett, TN 38133	7700 Wolf River Blvd.	Germantown, TN	38138	McNeill Investment Co
6 Jerkins John and Debbie Living Trust	8634 Ladurl Dr	Bartlett, TN 38133	8856 Davies Plantation Rd	Bartlett, TN	38133	
7 McClanahan Properties Partnership	8670 Ladurl Dr Ste 101-112	Bartlett, TN 38133	7700 Wolf River Blvd.	Germantown, TN	38138	McNeill Investment Co
8 Two By Two Properties LLC Series 6	3136 Ladurl Curv	Bartlett, TN 38133	9160 US Highway 64	Arlington, TN	38002	
9 Brunswick Village Phase I Homeowners	0 Stony Glen Dr	Bartlett, TN 38133	PO Box 3275	Cordova, TN	38088	Lenox Homes LLC
10 Veturi Ananta	8708 Stony Glen Dr	Bartlett, TN 38133	8708 Stony Glen	Bartlett, TN	38133	
11 Reg Reynaldo Q & Rosalie S V	8702 Stony Glen Dr	Bartlett, TN 38133	8702 Stony Glen Dr	Bartlett, TN	38133	
12 Sayadeth Saysanan	8707 Stony Glen Dr	Bartlett, TN 38133	8707 Stony Glen Dr	Bartlett, TN	38133	
13 Walker Rebecca L	8701 Stony Glen Dr	Bartlett, TN 38133	8701 Stony Glen Dr	Bartlett, TN	38133	
14 Lot 7 Partners	0 New Brunswick	Bartlett, TN 38133	7700 Wolf River Blvd.	Germantown, TN	38138	McNeill Investment Co
15 Michael Phelps	8629 Ladurl Dr.	Bartlett, TN 38133	3982 Pointe Dr.	Arlington, TN	38002	
16 McClanahan Properties Partnership	0 Ladurl Dr.	Bartlett, TN 38133	7700 Wolf River Blvd.	Germantown, TN	38138	McNeill Investment Co
17 McClanahan Properties Partnership	0 Ladurl Dr.	Bartlett, TN 38133	7700 Wolf River Blvd.	Germantown, TN	38138	McNeill Investment Co
18 Regency Homebuilders LLC	8705 Bedfordshire Dr	Bartlett, TN 38133	3420 S Houston Levee Rd	Germantown, TN	38139	
19 Davenport James E & Vicki L	8711 Bedfordshire Dr	Bartlett, TN 38133	8711 Bedfordshire Dr	Bartlett, TN	38133	
20 Davis Isadorel & Miyuki	8706 Bedfordshire Dr	Bartlett, TN 38133	8706 Bedfordshire Dr 88	Bartlett, TN	38133	
21 Irvin Roger O Revocable Living Trust	8710 Bedfordshire Dr	Bartlett, TN 38133	8710 Bedfordshire Dr	Bartlett, TN	38133	
22 Regency Homebuilders LLC	8726 Bedordshire Dr	Bartlett, TN 38133	3420 S Houston Levee Rd	Germantown, TN	38139	
23 Regency Homebuilders LLC	8722 Bedfordshire Dr	Bartlett, TN 38133	3420 S Houston Levee Rd	Germantown, TN	38139	
24 Regency Homebuilders LLC	8714 Bedfordshire Dr	Bartlett, TN 38133	3420 S Houston Levee Rd	Germantown, TN	38139	
25 Regency Homebuilders LLC	8718 Bedfordshire Dr	Bartlett, TN 38133	3420 S Houston Levee Rd	Germantown, TN	38139	
26 Dunn Michael S R & Norma I	3033 Wiltshire Curv	Bartlett, TN 38133	3033 Wiltshire CV	Bartlett, TN	38133	
27 Myers Sharron M and Anna M Myers	3037 Wiltshire Curv	Bartlett, TN 38133	3037 Wiltshire CV 5	Bartlett, TN	38133	
28 Pimpo Anthony	3029 Wiltshire Curv	Bartlett, TN 38133	3029 Wiltshire CV	Bartlett, TN	38133	
29 Yaun Eddie L & Rita Roberts	3025 Wiltshire Curv	Bartlett, TN 38133	3025 Wiltshire CV 60	Bartlett, TN	38133	
30 Regency Homebuilders LLC	8751 Bedfordshire Dr	Bartlett, TN 38133	3420 S Houston Levee Rd	Germantown, TN	38139	
31 UHS of Lakeside Inc	2911 New Brunswick Rd.	Bartlett, TN 38133	6200 UTSA Blvd. 2	San Antonio, TX	78249	Jennifer Nolan - Chief Financial Officer
32 CC Club Holdings LLC	0 Countrywood Pkwy	Bartlett, TN 38133	2736 Countrywood Pkwy	Cordova, TN	38016	
33 Heaven Hospitality LLC	8635 Highway 64	Memphis, TN 38133	8635 US Highway 64	Memphis, TN	38133	
34 St. Charles Place Inc	8610 Rickey Bell Curv	Memphis, TN 38133	5390 Estate Office Dr. 2	Memphis, TN	38119	
35 RCI Memphis LLC	8592 Ricky Bell Curv	Memphis, TN 38133	16300 S Midnight Rd	Coeurd' Alerie, ID	83814	
36 Bridgestone Retail Operations LLC	2870 Brunswick Rd	Memphis, TN 38133	200 4th Ave S 100	Nashville, TN	37201	Bridgestone Americas Inc

37	Crown Castles South LLC	0 Ricky Bell Curv	Memphis, TN 38133	4017 Washington Rd PMB 353	McMurry, PA	15317	
38	Boone Charles P (LE) and St. Charles	0 Ricky Bell Curv	Memphis, TN 38133	3501 Chambers Chapel Rd	Lakeland, TN	38002	St. Charles Place Education Foundation
39	St. Charles Place Inc	0 Ricky Bell Curv	Memphis, TN 38133	5390 Estate Office Dr. 2	Memphis, TN	38119	
40	St. Charles Place Inc	8585 Ricky Bell Curv	Memphis, TN 38133	5390 Estate Office Dr. 2	Memphis, TN	38119	
41	St. Charles Place Inc	2844 New Brunswick Rd	Memphis, TN 38133	5390 Estate Office Dr. 2	Memphis, TN	38119	
42	Store Master Funding II LLC	2838 New Brunswick Rd	Memphis, TN 38133	1815 The Exchange SE	Atlant, GA	30339	
43	Spirit Master Funding X LLC	2810 New Brunswick Rd	Memphis, TN 38133	2727 N Harwood St 300	Dallas, TX	75201	Spirit Realty LP
44	Great American Realty of Bellmore LLC	8535 Highway 64	Memphis, TN 38133	PO Box 6969 Carrols-Leasing #1568	Syracuse, NY	13217	
45	Parkway Properties LLC	8529 Highway 64	Memphis, TN 38133	6399 Stage Rd	Bartlett, TN	38134	
46	Wilbanks Frances W	8475 Hwy 64	Memphis, TN 38133	105 Decker CT 900	Irving, TX	75062	Team Car Care LLC/Chief Financial Officer
47	Wickman Nancy G	8485 Highway 64	Memphis, TN 38133	5938 Windsor Oak Cir	Arlington, TN	38002	
48	DHR Chicken TN LLC	8477 Highway 64	Memphis, TN 38133	PO Box 853	Heber Springs, AR	72543	
49	St. Charles Place Inc	8473 Highway 64	Memphis, TN 38133	5390 Estate Office Dr. 2	Memphis, TN	38119	
50	Laxmi Wolfchase LLC	8489 Highway 64	Memphis, TN 38133	9285 Enclave Green Ln E	Germantown, TN	38139	
51	Kruti Hospitality LLC	2839 New Brunswick Rd	Memphis, TN 38133	2839 New Brunswick Rd	Memphis, TN	38133	
52	Goodwill Partnership	2809 New Brunswick Rd	Memphis, TN 38133	6830 Crumpler Blvd	Olive Branch, MS	38654	Yogesh Punomit
53	Wolfchase 40 LLC	2800 New Brunswick Rd	Memphis, TN 38133	9285 Enclave Green Ln E	Germantown, TN	38139	Sanjeev Kumar
54	Onyx Wolfchase Hotel LLC	2785 New Brunswick Rd	Memphis, TN 38133	6420 Congress Ave	Boca Raton, FL	33487	
55	Wolfchase Galleria LTD PHSP	0 Highway 64	Memphis, TN 38133	PO Box 6120	Indianapolis, IN	46206	Simon Property Tax Dept
56	Store Master Funding II LLC	8444 Highway 64	Bartlett, TN 38133	13850 Ballantyne Corp PL 450	Charlotte, NC	28277	Firebirds International LLC
57	Wolfchase Realty LLC	8500 Highway 64	Bartlett, TN 38133	4605 S Houston Levee Rd.	Collierville, TN	38017	
58	Walmart Real Estate Business Trust	8400 Highway 64	Bartlett, TN 38133	PO Box 8050 MS 0555	Bentonville, AR	72712	
59	Sams Real Estate Business Trust	8480 Highway 64	Bartlett, TN 38133	PO Box 8050 MS 0555	Bentonville, AR	72712	
60	Realty Income Corporation	2965 NewBrunswick Rd.	Bartlett, TN 38133	11995 El Camino Real	San Diego, CA	92130	
61	RHUA Properties LC	Wolf Creek Dr.	Bartlett, TN 38133	10649 Broadland Pass	Thonotosassa, FL	33592	
62	Cook's Properties LLC	8527 Wolf Lake Dr.	Bartlett, TN 38133	PO Box 669	Decatur, AL	35602	
63	WL Logistics Properties, LLC	8558 Wolf Lake Dr.	Bartlett, TN 38133	4728 Spottswood Ave 207 38177	Memphis, TN	38177	
64	Wolf Lake Holdings LLC	8500 Wolf Lake Blvd	Bartlett, TN 38133	4728 Spottswood Ave 207	Memphis, TN	38117	
65	Spielberger Scott	8454 Wolf Lake Dr	Bartlett, TN 38133	4553 Seedtick Rd	Lakelan, TN	38002	
66	BT Property LLC	3101 New Brunswick Rd	Bartlett, TN 38133	55 Glenlake Pkwy NE	Atlant, GA	30328	BT Property LLC Attn: Corp Real Estate (RPT)

Municipal Planning Commission

Minutes

Monday, July 7, 2025 - 6:30 P.M.

The Bartlett Planning Commission (PC) met in the City Hall Assembly Chamber on Monday, July 7, 2025 at 6:30 p.m. for a regularly scheduled meeting.

The following members were present:

David Hunt
Jack Young, Alderman
Paul Kaiser, Chairman
Jim Lamb, Vice Chairman
Ken Demetriou
James Reid
Don Conway
John Conroy
Greg Easton

The following staff/advisors were present: Kim Taylor, Director of Planning; Sam Harris, Senior Planner; Leslie Brock, Planner; Trey Arthur, Director of Code Enforcement; Erin Campbell, Assistant Director of Engineering; Craig Jones, Deputy Fire Marshal; Ed McKenney, City Attorney

Alderman Jack Young opened the meeting with a prayer.

The Pledge of Allegiance to the flag of the United States of America was recited.

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

Approval of Minutes of the Monday, June 2, 2025 meeting:

Jack Young made a motion to approve the minutes of the Monday, June 2, 2025 meeting as submitted. David Hunt seconded the motion. Roll Call Vote: Greg Easton, John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted "YES". **Motion carries.**

NEW BUSINESS

Public Hearing

Planned Development

1. Bartlett Boulevard & Yale Road Planned Development, Parcel B015700333 (David Bray, The Bray Firm)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Mr. David Bray with The Bray Firm, who is requesting Planning Commission approval of a favorable recommendation for a Planned Development. The subject property is located at the southeast corner of Yale at Bartlett Boulevard, and it is within the "RS-10" Single-Family Residential Zoning District.

BACKGROUND: On November 4, 2024, the Planning Commission made a favorable recommendation to the Board of Mayor and Aldermen for an 8-lot planned residential development on the subject property. The application was withdrawn by applicant prior to Board of Mayor and Aldermen approval.

DISCUSSION: The specific request by the applicant is for Planning Commission approval of a favorable recommendation to the Board of Mayor and Aldermen for a Planned Development on subject property. The applicant is proposing to develop 3.66 acres of land into a 5-lot planned residential subdivision with a common open space lot. The lot sizes will range from 13,816 square feet to 58,800 square feet (1.34 acres). The proposed housing density is 1.36 units per acre and the minimum yard setbacks are:

<u>Actual</u>	<u>RS-10 Zoning District</u>
A. Front – 30 feet Yale/ 40 feet Bartlett Boulevard	Front – 30 feet
B. Side – 5 feet	Side – 5/10 feet
C. Rear – 25 feet	Rear – 25 feet
D. Width – 65.05 feet	Width – 80 feet

The proposed planned development features a 49,161 square foot common open space, guest parking spaces, and a cluster mailbox area. Access to the subdivision will be from Yale Road and a right in/right out only on Bartlett Blvd.

Recommendation: Approval of a favorable recommendation by the Planning Commission to the Board of Mayor and Aldermen with conditions.

Engineering Conditions:

General:

1. A Residential Subdivision Contract will be required to cover all associated fees and bond.
2. Applicant/Engineer shall provide a digital set of drawing files showing the sanitary sewer lines, drainage lines, lot lines and all improvements in AutoCAD format to ecampbell@cityofbartlett.org and dhubbard@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve any conflicts.
3. A SWPPP will be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
4. The private road is offset to the east of Countryhill Drive, which provides the potential for head on collisions in the center of Yale for left turning vehicles. This access, if it remains in this location, needs to be right-in-right-out. If a full movement intersection is desired it shall be shifted to the west to line up.
5. All new utilities shall be underground.
6. All mark-ups and corrections shall be addressed on the revised plans.

Plat:

7. All sewer, water, drainage, and other utility easements shall be shown. Additional 20' sewer easement will also be required on the property to the south for sewer connection.
8. Area for storm water detention is to be shown and labeled non-buildable.
9. Common Open Space shall be shown to be maintained by the HOA. Including private drive and detention area.
10. Show where the permanent SD survey monuments are to be installed. See Article IV, section 4 of the City's subdivision ordinance.
11. No direct driveway access shall be permitted to Yale or Bartlett Blvd from any lot within this development.

Site Plan:

12. Detention shall be shown.
13. Plan and profile sheet for road should be included.

Sanitary Sewer Plan (NOT INCLUDED):

14. Sewer profile will be required.
15. Structure and pipe data shall be shown with space provided for as-builts.
16. If any sewer cleanout is located in a paved area, then it shall comply with the detail approved by Bartlett Codes, which involves a brass connections and a concrete collar.
17. Tracer wire is required on all public sewer. Add detail to plan set.

Erosion Control Plan (NOT INCLUDED):

18. The Engineer may need to submit a SWPPP to TDEC with a copy sent to the City of Bartlett Engineering Department. Once TDEC has issued the Notice of Coverage (NOC), a copy shall be sent to the City of Bartlett Engineering Department.
19. EPSCs shall be shown in areas of off-site sewer installation.
20. An additional sheet is required for final stabilization of the site.
21. Metal posts with wired backed fence are required on the proposed silt fences.

Grading & Drainage Plan (NOT INCLUDED):

22. Detention will be required, provide detention analysis.

Planning Conditions:

1. The applicant shall add street names for the future Construction Plan and Final Plan submittals.
2. The applicant shall include a tree survey with a tree table with the Construction Plan.
3. The applicant shall include a landscape plan for the common open spaces.
4. A note shall be added to the plat stating that the proposed Planned Development requires a homeowner's association to be formed to maintain all common amenities. (All landscaping, subdivision fence, subdivision sign, private street, and other features.)
5. The applicant shall attach the homeowner's association bylaws instrument number and the covenants and restrictions instrument number to the final plat.
6. The applicant shall obtain Design and Review Commission approval for the common open space amenities and subdivision signage.

7. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.
8. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that may be suggested by the Board of Mayor and Aldermen.
9. Should the Planned Development be approved by the Board of Mayor and Aldermen, the applicant shall submit construction and final subdivision plans, along with a site plan application to the Design Review Commission for the common open space areas and the amenities to be installed in the common open space areas.

Chairman Kaiser called for questions from the PC for Director Taylor.

David Hunt asked why there was a reduction in the number of lots being developed on the property. Director Taylor indicated there is a new owner with a new plan.

Chairman Kaiser asked if the applicant was present.

David Bray, The Bray Firm, 2950 North Stage Plaza, Bartlett, TN 38134, came forward. Mr. Bray acknowledged they accept the conditions as presented.

The Public Hearing opened at 6:35 p.m.

Chairman Kaiser called for any citizen wishing to speak in favor of the Planned Development to come forward.

No one came forward to speak in favor of the Planned Development.

Chairman Kaiser called for any citizen wishing to speak in opposition to the Special Use Permit to come forward.

Mr. Zane Deskins, 3332 Bartlett Boulevard, Bartlett, TN 38134, came to the podium.

Mr. Deskins stated he owns the property adjacent to the proposed development and is concerned that he and his family will be unable to subdivide the property

behind their homes as it will be landlocked with no access to Bartlett Boulevard or Yale Road. Senior Planner Sam Harris explained that Mr. Deskins would have to build a road and add the utilities as the other property owner is doing to have the required frontage for the RS-10 subdivision development.

Additionally, Mr. Deskins also stated he only received the first notification of the development of the property the previous week. Senior Planner Sam Harris provided the information the city has sent three mailings/public notifications for the development of the property.

The Public Hearing adjourned at 6:43 p.m.

No further discussion.

James Reid made a motion to forward a Favorable Recommendation to the Board of Mayor and Aldermen for the Bartlett Boulevard and Yale Road Planned Development, Parcel B015700333. Don Conway seconded the motion.

Roll Call Vote: Greg Easton, John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted YES.

Motion PASSES.

Public Hearing **Special Use Permit**

2. Secondhand Retail, 7610 Highway 70 (Raymond Couch, Goodwill Memphis, Inc.)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Raymond Couch with Goodwill Memphis, who is requesting Planning Commission approval of a favorable recommendation for a Special Use Permit to allow a secondhand retail use. The subject property is located at 7610 Highway 70. The subject property is within the "C-H" Highway Business Zoning District.

BACKGROUND: The subject property is located within the Corner Shops of Highway 70 Subdivision on Lot 1. The site was a Starbucks Coffee drive thru restaurant. The current use is a Baby Jack's BBQ restaurant with a drive thru window/lane. The building is 1,800 square feet. Memphis Goodwill, Inc. is under contract to lease this property. On April 17, 2025, the Board of Zoning Appeals upheld the decision of the Building Official that an Attended Donation Center (ADC) is a donation collection, storage, and distribution facility that is a permitted use within the "I-P" and "I-O" zoning districts with Site Plan approval by the Planning Commission and Design Review Commission, but that the proposed use is not permitted in the "C-H" Highway Business Commercial Zoning District.

DISCUSSION: The specific request by the applicant is for the Planning Commission approval of a favorable recommendation for a Special Use Permit to allow a secondhand retail use on the subject property located at 7610 Highway 70. According to Article V, Chart I of the Zoning Ordinance, secondhand retail use requires obtaining a Special Use Permit. The applicant is proposing to utilize some of the building as a secondhand retail store for their e-commerce items, jewelry, collectibles, and the like. However, they will still be proposing to utilize part of the building as an Attended Donation Center (ADC). Since they are proposing a secondhand retail use component that is allowed with SUP approval within the "C-H" Highway Business commercial zoning district, then the Attended Donation Center (ADC) could be considered an ancillary use of the primary secondhand retail use. The surrounding Zoning Districts are "C-H" Highway Business to the north, "C-L" Neighborhood Business and "C-H" Highway Business to the south, "C-L" Neighborhood Business and "RS-12 Single Family Residential to the east", and "C-H" Highway Business to the west. The surrounding uses include: single family residential, bank, drive thru restaurants, restaurants, multi-tenant retail, physical therapy office, and grocery store.

Recommendation: Approval of a favorable recommendation to the Board of Mayor and Aldermen with conditions.

Engineering Conditions:

1. The owner/applicant shall identify all utilities on site by contacting Tennessee One Call at 811 before commencing any site work.
2. The proposed gates appear to be located over previously installed private drainage.

Planning Conditions:

1. Should the Special Use Permit be approved by the Board of Mayor and Aldermen, the applicant shall submit a Site Plan application for approval by the Design Review Commission for all exterior changes proposed to the subject property.
2. According to the applicant, the access driveways will be gated to prevent dumping after hours. However, this may encourage customers to drop off donations in the shared ingress/egress easement of the commercial center during off hours.
3. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that maybe suggested by the Board of Mayor and Aldermen.
4. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

Chairman Kaiser called for questions from the PC for Director Taylor. No questions were asked.

Discussion

Raymond Couch, Director of Goodwill, Memphis, spoke to the plans for this property. He stated this is a new business model for Goodwill and will be the first of its kind in the Memphis area. The primary inventory will be collectibles such as jewelry, art, baseball cards, comics, etc. The facility will also be used for the emerging E-Commerce market of Goodwill, Industries, as well as a collection point/drop-off point.

Mr. Hunt asked how big the building is and how much will be devoted to the sales floor. Mr. Couch said the building is 1800 sq. ft. with approximately 35% of the building will be used for the sales floor.

Mr. Easton asked why would Goodwill open a facility approximately two miles away from their current storefront. Mr. Couch indicated that this store will not be selling the same kind of merchandise and Bartlett has a higher income that will support this new business model. The donation site will be attended with no ability to drop off items after-hours.

Mr. Young asked if only 35% of the space will be dedicated for the sales floor, why not do it at the other location. Mr. Couch responded that Bartlett has higher-end buyers that will appreciate the new space.

Mr. Reid asked how effective their sales will be if only approximately 550 sq. ft. available for inventory. Mr. Couch said that it will be dependent on the layout and type of fixtures that are used in the space.

The public hearing opened at 7:03 p.m.

Chairman Kaiser called for any citizen wishing to speak in favor of the Special Use Permit to come forward.

Steve Stewart, 3011 Christoval Cove, Bartlett, TN 38133, came to the podium. He has worked with Goodwill Industries in the Memphis area for years doing signage at their various locations. Mr. Stewart believes the organization has a good mission and spoke highly of the Collierville Goodwill Bookstore experience.

Will Clem, 12251 Grand Ridge Lane, Arlington, TN, 38002, came forward. He is the current owner of Baby Jack's, 7610 Hwy. 70, Bartlett, TN 38133. Mr. Clem has seen the architectural renderings of the proposed store and said they look very nice. He believes the store will be a good addition to the community.

Chris Woods, 9150 Anderton Springs Drive, Bartlett, TN 38133, has worked with Goodwill since 2006. Mr. Woods said that Goodwill manages their facilities well. He indicated that a gate/fence could be added to the property to deter any after-hours drop offs.

Chairman Kaiser called for any citizen wishing to speak in opposition of the Special Use Permit to come forward.

Ray Stroud, 7504 Delmonico Cove, Bartlett, TN 38135, came to the podium. Mr. Stroud stated that he used to operate a business next door to a thrift store and it was a negative experience. This is not an ideal proposition for this location. Please disapprove this request.

Tim Kellum, 3730 Appling Lake Dr., Bartlett, TN 38133 approached the podium. He said that he is concerned about the increased pollution from increased traffic and the level of littering and debris due to the donation drop-off.

Patricia Stroud, 7504 Delmonico Cove, Bartlett, TN 38135, came forward to speak against the Special Use Permit. She is against the plan as presented with the majority of the building being proposed as a drop-off center.

Melanie Busch, 3904 Wheelers Run Cove, Bartlett, TN 38135, came forward to add her voice to the opposition. She reiterated the same reasoning as her previous concerned neighbors.

Cheryl Edwards, 7501 Delmonico Cove, Bartlett, TN 38135, approached the podium to add her comments to the opposition. She said young families are moving into the area and investing in their homes, which this development will be a detriment to their efforts. Ms. Edwards also shared that she has been to the Collierville Goodwill bookstore location and said it is in their commercial district on West Poplar Avenue.

Larry Patrick, 7537 Delmonico Cove, Bartlett, TN 38135, believes the retail portion is not the primary issue, it is the drop-off donation center. The litter will only increase.

Amy Brown, 7491 Delmonico Cove, Bartlett, TN 38135, spoke in opposition to the plan.

Charlotte White, 7426 4th Avenue, Bartlett, TN 38135, said her residence is the closest to the proposed store; and the store is a detriment to the neighborhood.

Rudolph Brown, 7491 Delmonico Cove, Bartlett, TN 38135, spoke against the proposal.

Senior Planner Sam Harris read a letter of opposition received by the Planning Department into the record.

*Rudolph Glen and Amy Brown
7491 Delmonico Cove
Bartlett, TN 38135*

glenbrown@jrbowman.com
901-412-9737
06/30/2025

Attention: Director Kim Taylor:

We are writing to express our strong opposition to the proposed opening of a Goodwill thrift store in our community, especially since there is a Goodwill store at Stage and Highway 70 approximately 2.5 miles from the proposed location. While Goodwill Industries may be widely recognized as a charitable organization, we believe that the presence of a Goodwill retail outlet in our neighborhood would have multiple negative consequences that outweigh any perceived benefits. **From the Bartlett city Mayor's Vision Plan 2030:** „In 2023, the City of Bartlett obtained community input from a survey compiled by the University of Memphis. Respondents indicated that one of the five most essential focus areas moving forward along with safety, city infrastructure, economic health, and parks was **improved retail offerings.**“ Goodwill is not a quality retail store with improved retail offerings.

The following is a summary of our concerns:

Local small businesses are the backbone of our community, providing personalized service, reinvesting profits locally, and contributing to the unique character of our area. The introduction of a corporate-backed thrift store such as Goodwill can draw customers away from these businesses, often resulting in reduced revenue or even closures. This is particularly concerning for shops that cannot compete with Goodwill's brand recognition or pricing strategies. Also, any nearby small clothing stores or shops may be squeezed out by the increased Goodwill presence. Moreover, Goodwill's status as a nonprofit provides it with tax advantages that are not extended to small local businesses, further skewing the competitive landscape.

Because Goodwill is not a quality retail store with improved retail offerings, there is also a risk for a decline in property values, affecting neighborhood identity and decreasing the surrounding neighborhoods aesthetic values. The homeowners in our neighborhood are looking for quiet, high quality, and less dense area to live in. We don't want to see our streets become more congested with more traffic and more people that might make it unsafe for our children and grandchildren to bike and walk safely in our neighborhood areas.

Another reason for concern is that, although promoted as environmentally friendly, Goodwill stores are known **to generate substantial waste and sanitation problems. There have been multiple accounts of Goodwill stores accepting and reselling items infested with bed bugs or other pests, posing serious health and sanitation risks.** These infestations can be easily transferred to customers' homes, potentially creating community-wide issues that are costly and distressing to resolve. Also, a substantial portion of donations are unsellable and end up in landfills, contributing to the very waste problem the organization claims to help alleviate. The store's practices around disposing of unsold or damaged goods are rarely transparent and frequently problematic.

Goodwill's labor practices have also been widely criticized, particularly regarding their use of subminimum wages for employees with disabilities under Section 14(c) of the Fair Labor Standards Act. While some stores may have reformed these practices, the organization's history and the inconsistency in how different branches are operated raise serious ethical concerns about supporting a company with such a track record. This practice undermines the organization's mission of providing equal pay and erodes public trust.

In light of the above concerns, we respectfully urge you to reconsider the establishment of a Goodwill store in our neighborhood area. There is already a Goodwill store very close to our community, so we believe that opening one in our neighborhood is unnecessary and may cause visitors or potential new residents to perceive the area as economically depressed if there are too many secondhand stores in close proximity.

We believe our neighborhood would be better served by supporting truly local businesses that prioritize community responsibility, improve the quality of life, and enhance the overall well-being of our area.

Thank you for your time and attention to this matter.

Sincerely,
Rudolph Glen and Amy Brown

The Public Hearing closed at 7:33 p.m.

Chairman Kaiser opened the floor for discussion amongst the committee members.

Mr. Hunt asked Mr. Couch what the various salary levels are for Goodwill employees. Mr. Couch introduced Tina Blackmon, Senior VP of Operations. She said the starting hourly wage for employees is \$12.00 per hour, \$15.00 per hour for keyholders, and \$50,000 for general managers. Goodwill covers 90% of the cost of insurance and other benefits for their employees.

Seeing no further discussion, Chairman Kaiser called for a motion to be made.

John Conroy made the motion to approve a Favorable Recommendation to the Board of Mayor and Aldermen with conditions for Secondhand Retail, 7610 Highway 70. David Hunt seconded the motion.

Roll Call Vote: Greg Easton, John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted NO.

Motion FAILS.

Public Hearing **Special Use Permit**

3. Hookah Lounge, Bar or Tavern, 2965 North Germantown Road #120 (Willis White, Sticks & Stones)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Mr. Willis White, Jr. with Sticks and Stones, requesting a Planning Commission approval of a favorable recommendation of a Special Use Permit for the operation of a Hookah Lounge, Bar or Tavern (smoking lounge). The subject property is located at 2965 N. Germantown Road, Suite #111 within the "C-H" Highway Business Zoning District.

BACKGROUND: On November 2, 2020, the Planning Commission made an unfavorable recommendation to the Board of Mayor and Alderman for a Tavern, Cocktail Lounge, Night Club, Bar use on subject property. On January 12, 2021, the Board of Mayor and Aldermen voted against granting Sticks and

Stones a Special Use Permit. Deciding to move forward with the business without liquor or live music, on January 21, 2021, Mr. White stated in an email to Planning Director Kim Taylor,

"We would like to serve beer (alcohol content of 5% or less) to be consumed on-premise only. NO liquor (alcohol content greater than 5%) will be served on-premise. -NO stage and NO live band DJ entertainment will happen within our establishment. "

On January 29, 2021, Mr. White described his business on the business license application as,

"Sticks and Stones will be a cigar smokers lounge and restaurant. We are an age restricted establishment (21 and up), we will ID customers as they enter. We will apply to serve beer, however NO liquor or live entertainment."

The Daily Memphian in an article by Omer Yusuf on March 10, 2021, reported,

". . . That was the reality for Sticks X Stones partners Willis White, Jr. and Tavaris Jones after the Board of Mayor and Aldermen voted against granting them a special use permit at its January 12, 2021, meeting. The permit was necessary to allow live music and liquor at Sticks X Stones."

It came to the attention of staff that liquor was being served as well as Sticks and Stones was hosting DJ's and live entertainment. Hours of operation are 6:00 PM to 1:00 AM, which is later than a normal restaurant establishment would stay open.

DISCUSSION: The specific request by the applicant is for Planning Commission approval of a favorable recommendation of a Special Use Permit for the operation of a Hookah Lounge, Bar or Tavern. According to Article V, Chart I of the Bartlett Zoning Ordinance, a Special Use Permit is required in the "C-H" Highway Business zoning district to operate a Hookah Lounge, Bar or Tavern (smoking lounge). The surrounding uses include car dealerships, childcare center, pediatric offices, restaurants, hotel, instrument store, fitness gym, physical therapy clinic, an insurance office, retail stores, office, and automobile gas stations with convenience stores.

RECOMMENDATION: Unfavorable recommendation by staff.

Planning Conditions:

1. In keeping with the Tennessee Non-Smokers Protection Act (TCA Section 31-17-1801) the Applicant shall establish the Hookah Lounge, Bar or Tavern as an Age Restricted Venue restricting access to the facility at all times to persons who are twenty-one (21) years of age or older by requiring each person who attempts to gain entry to such facility to submit for inspection an acceptable form of identification for the express purpose of determining if the person is twenty-one (21) years of age or older.
2. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.
3. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that may be suggested by the Board of Mayor and Aldermen.

Chairman Kaiser called for questions from the PC for Director Taylor.

Jim Lamb asked when it came to the attention of staff regarding the serving of liquor as well as the hosting of DJ's and live entertainment. Director Taylor deferred the question to Director of Code Enforcement, Trey Arthur.

Director Trey Arthur stated that they became aware approximately three months ago.

Chairman Kaiser asked if the applicant is present. Seeing no owner and/or representative present, Chairman Kaiser called the Public Hearing into session.

The Public Hearing opened at 7:39 p.m.

Chairman Kaiser called for any citizen wishing to speak in favor of the Special Use Permit to come forward.

No one came forward to speak in favor of the Special Use Permit.

Chairman Kaiser called for any citizen wishing to speak in opposition of the Special Use Permit to come forward.

No one came forward. Senior Planner Sam Harris read a letter of opposition received by the Planning Department into the record.

June 24, 2025

*Bartlett City Hall Annex
Attention: Director Kim Taylor
6382 Stage Road
Bartlett, Tennessee 38134*

Dear Bartlett Officials:

Please consider this letter an official vote AGAINST the proposal for the addition of a Hookah Bar Lounge and Tavern, Cocktail Lounge, Night Club or Bar to be located at 2965 North Germantown Road #120. It is disappointing that Bartlett as a Family orientated community would entertain the addition of a "Tavern" as described in the public hearing notice. This type of business can entertain late night activities that do not lend to the Family Atmosphere Bartlett is known for. As an owner and/or resident of a neighboring property we do not feel this is a good fit for our community. The City of Bartlett works hard to keep the standard high. Please consider those who call Bartlett their home and protect our investments by denying the approval of this type of establishment.

Thank you,

DMB Holdings 1 LLC

The Public Hearing closed at 7:40 p.m.

Chairman Kaiser opened the floor for discussion amongst the committee members.

Seeing no discussion, Chairman Kaiser called for a motion to be made.

Jim Lamb made the motion to deny the Favorable Recommendation of a Special Use Permit for the location of a Hookah Lounge, Bar, or Tavern (smoking lounge), 2965 North Germantown Road, Suite #111. Jack Young seconded the motion.

Roll Call Vote: Greg Easton, John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted NO.

Motion PASSES.

Public Hearing

Special Use Permit

4. The Waters at Bartlett Mixed-Use Development, Northeast Corner of New Brunswick Road & Highway 64 (Heidi Spring, Stoa Group)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Heidi Spring with Stoa Group, requesting Planning Commission approval of a favorable recommendation for a Special Use Permit to allow a Residential Mixed Use Development. The subject property is located at the northeast corner of New Brunswick Road & Highway 64. The subject property is within the "C-H" Highway Business Zoning District.

BACKGROUND: The subject property is 25.73 acres of vacant property. In 2019, the City of Bartlett added the Residential Mixed Use Overlay District to Article VI, Section 29 of the Bartlett Zoning Ordinance. The Residential Mixed Use is a site specific special use intended to allow residential uses with mixed uses including commercial and office developments in buildings of two or more stories. The Residential Mixed Use shall be applied for as a Special Use Permit that will be reviewed by the Planning Commission, requiring the final action of the Board of Mayor and Aldermen. The Special Use Permit for the Residential Mixed Use may be allowed in office zoning districts, commercial zoning districts, and residential zoning districts where existing commercial and office zoning directly abuts residential zoning, or on lots with combination zoning that includes residential zoning along with commercial, and/or office zoning, and having major and/or minor road frontage. In December 2023, the Planning Commission approved a Master Plan for the Hy-Vee Subdivision, but the Hy-Vee grocery store declined to move forward with further development plans for the subject property.

DISCUSSION: The specific request by the applicant is for the Planning Commission approval of a favorable recommendation for a Special Use Permit

to allow a Residential Mixed Use Development on the subject property located at the northeast corner of New Brunswick Road and Highway 64. According to Article VI, Section 29 of the Bartlett Zoning Ordinance, a Special Use Permit is required to move forward with submitting development plans for a Residential Mixed Use Development. The surrounding Zoning Districts are "I-P" Planned Industrial Park to the north, City of Memphis Commercial to the south, and "RS-10" Single Family Residential to the east, and "C-H" Highway Business Commercial to the east and west. The surrounding uses include: industrial park, pest control business, automobile body and paint shop, new and used motor vehicle sales dealership, restaurants, multi-tenant retail, behavioral hospital, and gas station with convenience store. The proposed conceptual plan is as follows:

District	Use	Acreage	Units
1	Residential Flats	12.54	312
2A	Commercial	6.6	N/A
2B	Quick Service Restaurant Commercial	0.59	N/A
			312
District	Use	Acreage	% Total Site Area
COS	Greenspace	6	23.32%

Recommendation: Approval of a favorable recommendation to the Board of Mayor and Aldermen with conditions.

Engineering Conditions:

General:

1. A Commercial Site Plan contract may be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
2. A Plat (not submitted) showing all lots, descriptions, easements, Property Owners Association responsibilities should be submitted.
3. A Property Owner's Association shall be set up by the owner with responsibilities specified on the Final recorded Plat.
4. There is a Texas Gas Easement and pipeline across a portion of this site. Plans and necessary applications should be submitted to Texas Gas and the proper permits acquired from Texas Gas where necessary.
5. All new utilities shall be underground.

6. Sidewalk should be installed along the entire length of the East side of New Brunswick Road.

Erosion Control & Stream Buffer (NOT SUBMITTED):

These have been previously discussed with TDEC on previous site layouts.

7. A SWPPP, ARAP Permit and a TDEC permit will be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
8. Based on the Site Hydrological Determination:
 - a. The onsite stream that flows from East to West along this site is a Blue Line Stream.
 - b. The stream that flows from North to south is a wet weather conveyance (NOT a Blue Line Stream).
9. A Greenbelt (Stream Buffer) shall be shown on the plans encompassing the Blue Line Stream. This is a requirement of the City's Storm Water Ordinance. This area shall not be encroached upon by any building, structure, or parking area, and shall be so noted on the final plat of the subdivision.
10. The maintenance of this stream and buffer is the responsibility of the Property Owner's Association.
11. There was an area previously designated as Wetlands. The design Engineer must submit complete Hydraulic calculations to the City and TDEC for approval to confirm that the proposed detention pond will not alter the wetlands area.
12. Erosion Control plans will be required.

Water (NOT SUBMITTED):

13. The City of Bartlett engineering staff will perform hydraulic analysis and fire flow testing adjacent to the site and produce final, sealed water plans including the adequately sized water mains.
14. The Engineer shall provide a **digital set of drawing** files showing the sanitary sewer lines, drainage lines, lot lines and all improvements in AutoCAD format to dhubbard@cityofbartlett.org and ecampbell@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve any conflicts.

Grading & Drainage (NOT SUBMITTED):

15. Detention will be required. The applicant's engineer shall submit the stamped and signed detention calculations for the proposed detention basin and show the 'pre' and the 'post' runoff for the 2, 5, 10, 25-year storms. As-built data will be required on detention basin.

Sewer (NOT SUBMITTED):

16. Any sewer cleanout located in a paved area shall comply with the detail approved by Bartlett Codes, which involves brass connections and a concrete collar.
17. The on-site existing sanitary sewer line is recorded with a 10' wide permanent easement and should be re-recorded as a 30' wide easement.
18. This property is in the Fletcher Creek sewer basin, so a private sewer holding tank design and outflow rates will need to be submitted to the City of Bartlett and City of Memphis for acceptance. This design will require approval from the City of Memphis. This will be required before this project can proceed to contract, plan signature, and construction.
19. The developer will epoxy coat up to two sewer manholes downstream of the new pump station and surge tanks for H₂S protection.

Transportation:

20. The Site Plan shows the closing of Brunswick Road at the current intersection with New Brunswick Road. This shall be completed by installing a cove, not shown. This is necessary because of:
 - Safety Concerns at the intersection of New Brunswick Road & Brunswick Road.
 - The current inefficiency of the New Brunswick Road & Brunswick Road intersection.
21. Both TDOT and City Staff are in agreement with this closure. TDOT has stated that the Planning Commission Meeting will satisfy TDOT's requirement for Public Notification of the closure of Brunswick Road.
22. The owner will be required to apply for and get a TDOT permit for this road closure.
23. Based on the proposed plan, traffic on Brunswick Road can continue west bound to New Brunswick:
 - By way of Ladurl Road or
 - By exiting the proposed Brunswick Road Cove and entering the New Site.
24. All roads shown within the Commercial Development shall be Private.
25. Brunswick Road is not inside Bartlett City Limits. Brunswick Road design will need to be reviewed and approved by TDOT and/or Shelby County. There are too many access points. The development should only have one access point to Brunswick Road. Other circulation should be internal to the development.

26. Access to New Brunswick should be limited to 2 driveways (one full movement at a signalized intersection with Wolf Lake Drive and an additional right-in/ right-out. However, more driveway access may be allowed pending the results of the traffic study.
27. Wolf Lake Drive shall be signalized. Additional signal easement/ROW may be required for signal poles/cabinet, as the west side of the intersection is in the Texas Gas Easement.
28. The AASHTO Greenbook recommends driveway spacings for a 40 mph design speed road be at least 305' apart.
- The Proposed North most driveway is too close to the driveway at Wolf Lake Drive. It is also too close to Ladurl Drive. This driveway should be eliminated from the plan.
 - The proposed south most driveway is so close to US 64 that left turns from this driveway may be dangerous, similar to Brunswick's current connection to New Brunswick. This shall be limited to right-in/ right-out only.
29. A previous Traffic Study showed the Level of Service (LOS) for the New Brunswick-US 64 intersection (overall) dropping below an acceptable level, the following items may be required in order to maintain or improve existing level of service at this intersection:
- Provide Signal Coordination between a new signal at Wolf Lake and the existing signal at New Brunswick-US 64 intersection. This includes design work, necessary installation of fiber to coordinate the two signals (and associated timings) and complete modifications to US 64 signal. It also includes any collaboration with the City of Memphis & TDOT.
 - The traffic study showed the LOS of East Bound Left Turn movements on US 64 dropping from LOS D to E. The Following may be required in order to maintain a LOS D for this movement: Extend the left turn lane on U.S. Highway 64 as far west as it can be extended, including the required taper length, without impacting the next intersection west of the U.S. Highway 64 – New Brunswick intersection, contingent on TDOT approval and add an additional East Bound Left turn lane, creating a double left turn lane (Similar to the Walmart Drive-US 64 intersection).



Planning Comments:

1. The applicant will have five years from the date of the approval of the Special Use Permit for the Residential Mixed Use Development to record the final plat for subdivision of the subject property, or to obtain site plan approval and a current building permit should no subdivision of land be necessary. Otherwise, the underlying zoning will apply to any future development of the property.

Planning Conditions:

1. The applicant shall show in the future development submittals that the proposed density will not exceed the available sewer and water capacity, and the proposed location and intensity of the land use should not cause traffic congestion or preclude the amenities of good housing.
2. Should the Special Use Permit be approved by the Board of Mayor and Aldermen, the applicant shall submit a Master Plan with Outline Plan, Construction Plan, and Final Plan with Outline Plan to the Planning Commission, and Site Plan applications for approval by the Planning Commission and Design Review Commission.
3. The applicant should include a phasing plan for the development with the Master Plan submittal with the intent that Construction Plans, Final Plans, and Site Plans will follow in coordination with each phase.
4. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that maybe suggested by the Board of Mayor and Aldermen.

5. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

Chairman Kaiser called for questions from the PC for Director Taylor.

Applicant was present with Blake Brinson. He indicated the firm is okay with the recommendations and will work with Engineering to an additional traffic study to potentially add another entrance. Erin Campbell, Assistant Director Engineering, concurred. Mr. Brinson yielded back his time to allow for any questions from the Planning Commission.

Planning Commission asked about the apartments' price points and finishes. Mr. Brinson said the flats will be Class A luxury with high-end finishes such as granite countertops, stainless steel appliances. There will be one-bedroom (starting at \$1700), two bedroom (starting at \$2000), and three bedroom (starting at \$2400) flats. There will be a 8000 sq. ft. amenity center, full workout room, co-working space, and resort-style pool. The buildings will only be three stories tall.

Michael Rogers with Fisher and Arnold said the road from Brunswick Road to New Brunswick Road closest to Highway 64 will be closed. TDOT and Shelby County will have to agree to the design, but it should not be a problem moving forward.

Planning Commission asked about access to Lakeside and residents to the north and east from that intersection. Erin Campbell, Assistant Director of Engineering, said Ladurl Drive will allow for full access.

The Public Hearing opened at 7:52 p.m.

Chairman Kaiser called for any citizen wishing to speak in favor of a Special Use Permit to allow a Residential Mixed Use Development to come forward.

No one came forward to speak in favor of a Special Use Permit.

Chairman Kaiser called for any citizen wishing to speak in opposition of a Special Use Permit to all a Residential Mixed Use Development to come forward.

No one came forward to speak in opposition of a Special Use Permit.

The Public Hearing closed at 7:52 p.m.

No further discussion.

David Hunt made a motion to forward a Favorable Recommendation to the Board of Mayor and Aldermen for The Waters at Bartlett Mixed-Use Development at the Northeast Corner of Brunswick Road and Highway 64. James Reid seconded the motion.

Roll Call Vote:

Greg Easton, John Conroy, Jim Lamb, James Reid, Don Conway: YES.

David Hunt, Ken Demetriou, Jack Young, Paul Kaiser: NO

Motion PASSES

Final Plan

5. JTB Subdivision, 8229 Highway 70 (Russ Brasfield, Barge Design Solutions)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Mr. Russ Brasfield with Barge Design Solutions, requesting Planning Commission approval of a Final Plan for the JTB Subdivision. The subject property is located at 8223 Highway 70, and it is within the "C-H" Highway Business Zoning District.

BACKGROUND: The subject property is the existing location of Birch's Automotive, the ancillary office for Birch's Automotive, and a vacant lot. The subject property currently consists of two lots that are not a legal lots of record (created after March 6, 1956) and are less than 4-acres (not exempt from subdivision regulations). In order to make the lots eligible for a building permit, it must be within a Planning Commission approved and legally recorded subdivision. On July 1, 2024, the Planning Commission approved the Master Plan and Construction Plan for the JTB Subdivision. On April 7, 2025, the Planning Commission approved a favorable recommendation to the Board of Mayor and Aldermen to rezone Lots 1, 2, and 3 of the JTB Subdivision from "C-L" Neighborhood Commercial to "C-H" Highway Business Commercial to reflect the

pre-existing conditions and uses of the subject property. On May 27, 2025, the Board of Mayor and Aldermen approved the rezoning from "C-L" Neighborhood Commercial to "C-H" Highway Business Commercial to reflect the pre-existing conditions and uses of the subject property.

DISCUSSION: The specific request by the applicant is for the approval of the Final Plan for the JTB Subdivision. The applicant is proposing to subdivide the existing 5.089 acre subject property into three lots. Lot 1 is proposed to be 2.124 acres, and it is the site of the existing Birch's Automotive. Lot 2 is proposed to be 0.591 acres, and it is the site of the contractor's business for Traditional Plumbing. Lot 3 is proposed to be 2.374 acres, and it is a vacant lot. Access to the subdivision will be from two existing curb cuts on Highway 70. A twenty foot wide ingress/egress easement will be along the frontage of all three lots for access. No additional curb cut is required. The applicant will be prohibiting the following uses: bail bonding, convenience store, finance-consumer lending establishment, manufactured (mobile) home dealer, new motor vehicle sales, used motor vehicle sales, pawn shop, sexually oriented business, tattoo or body piercing establishment, tavern, cocktail lounge, night club, bar, small box retail, tobacco store, and hookah lounge.

Recommendation: Approval with conditions.

Engineering Conditions:

General:

1. A Commercial Subdivision contract may be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
2. If required, Applicant/ Engineer shall provide a **digital set of drawing** files showing the sanitary sewer lines, drainage lines, lot lines and all improvements in AutoCAD format to dhubbard@cityofbartlett.org and ecampbell@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve any conflicts.
3. A SWPPP and a TDEC NPDES permit may be required and shall be submitted to the TDEC and the City of Bartlett Engineering office.
4. All new utilities shall be underground.
5. Correct all markups.

6. Developer shall construct a center turn lane on Highway 70. This shall meet the requirements of TDOT and Bartlett.
7. All three lots of this subdivision shall use a shared driveway and associated ingress/ egress easement due to the limited sight distance. This must be approved and permitted by TDOT. This shall be recorded on the plat along with a maintenance agreement.
8. Road construction may require utility poles to be relocated.
9. A traffic control plan is required for work at Hwy 70.
10. A traffic impact analysis and/or a Site Impact Analysis may be required by TDOT.
11. A detention basin and associated drainage will be required as part of the Site Plan for Lot 3. Any additional pavement or buildings on Lots 1 & 2 may also require detention.

Erosion Control Plan & Details:

12. TDEC permit (if required) tracking number shall be added to the Erosion Control Plan.
13. Roadside swales to be fully sodded and pinned.
14. Show locations of construction exit and concrete wash out.
15. Additional erosion prevention and sediment control measures may be required at ditch crossings for sewer main.

Utility Plan:

16. State (TDOT) Utility Encroachment Permit will be required.
17. The water extension will be designed by the City of Bartlett Utility Engineer.
18. Sewer plan and profile will be required. These were not submitted with the plan set.
19. Sewer to be installed in accordance with City of Bartlett technical specifications and details.
20. Sewer manholes are to be spaced no greater than 350 feet apart.
21. Sewer crossing at ditch/stream crossing shall be ductile iron.
22. Sewer structure and pipe tables are required.
23. Indicate sewer pipe as SDR26.
24. Sewer tap(s) shall be shown.

Planning Conditions:

1. All buildings on Lots 1, 2, and 3 are to be used for commercial purposes and not as a dwelling place at any time.

2. The applicant must revise the "C-L" zoning label to "C-H" zoning.
3. The applicant must obtain Site Plan approval from the Planning Commission and Design Review Commission before obtaining a construction permit on Lot 3.
4. The applicant must install the streetscape across the Highway 70 frontage of Lots 1 and 2 in conjunction with issuance of a building permit for Lot 3.
5. The applicant must install the Landscape Plate 23D commercial adjacent to residential buffer along the rear property line of Lot 1 and Lot 3 in conjunction with issuance of a building permit for Lot 3 or in conjunction with issuance of a building permit of the 4.654 acre residential lot with frontage on Memphis Arlington Road.
6. The applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

Chairman Kaiser called for questions from the PC for Director Taylor.

Applicant is present and will address the Planning Commission if there are questions.

Applicant was present and agreed to conditions of staff report.

Greg Easton made a motion to approve the Final Plan with conditions of staff for the JTB Subdivision, 8223 Highway 70. James Reid seconded the motion.

Roll Call Vote: Greg Easton, John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted YES.

Motion PASSES.

6. Resubdivision of Lot 8 of Independent Pole Bearers Society Number 6 Subdivision, 8754 Independent Road (William N. Sawtelle, Parker, Estes & Associates, Inc.)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Mr. William Sawtelle with Parker, Estes & Associates, Inc., requesting Planning Commission approval of a Final Plan for a re-subdivision of Lot 8 of the Independent Pole Bearers Society Number 6 Subdivision. The subject property is

located on the northwest at the curve of Independent Road, east of Brunswick Road and north of Highway 70.

BACKGROUND: Subject property was created in November of 1950 as Lot 8 of the first addition of the Independent Pole Bearers Society Number 6 Subdivision.

DISCUSSION: The specific request by the applicant is for the approval of a Final Plan to subdivide the 1.258-acre lot into 2 residential lots. Lot 8-A will be .557 acres and Lot 8-B will be .682 acres. Access to Lot 8-A will be from an existing driveway on Independent Road, while access to Lot 8-B will be from a new curb cut on Independent Road. These lots will not be combined to form one lot but shall remain 2 lots with a house on each.

Recommendation: Approval with conditions.

Engineering Conditions:

General:

1. A Residential Subdivision Contract will be required to cover all associated fees and bond.
2. All new utilities shall be underground.
3. Developer's engineer shall show the existing and proposed sewer and water taps to ensure each lot is separately and appropriately serviced.
4. An erosion control plan will be required as part of the building permit process for lots.

Planning Conditions:

1. The applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

Chairman Kaiser called for questions from the PC for Director Taylor.

Seeing no questions, Chairman Kaiser asked if the applicant was present. The applicant was not present. However, the applicant contacted staff and stated they were in agreement with the conditions of the staff report.

Jim Lamb made a motion to approve with conditions the Resubdivision of Lot 8 of Independent Pole Bearers Society Number 6 Subdivision, 8754 Independent Road. Greg Easton seconded the motion.

Roll Call Vote: Greg Easton, John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted YES.

Motion PASSES.

Site Plan

7. Raleigh Primitive Baptist Church Parking Lot, 7247 Andrews Road (Josh Burnette, Renaissance Design Studio)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Mr. Josh Burnette with Renaissance Design Studio, requesting Planning Commission approval of a revised site plan for the Raleigh Primitive Baptist Church. The subject property is located at 7247 Andrews Road. It is within the "RS-18" Residential Zoning District.

BACKGROUND: The subject property is Lot 56, Block A of the Ellendale Highway Subdivision recorded on Plat Book 9, Page 90 in April 1929. At some time prior to annexation by the City of Bartlett in 1977, a church was constructed on the subject property. In 1995, the subject property received site plan approval and a building permit for a one-story addition to the rear of the existing church. On July 18, 2024, the subject property received a variance from the minimum side yard building setback requirement to add a new drive-thru portico along the east building elevation to be utilized during inclement weather. The existing parking lot is not marked with parking spaces. On May 15, 2025, the Board of Zoning Appeals denied the applicant's variance request to encroach within the Landscape Plate 23D width requirement of twenty (20) feet along the east property line, so the applicant has reviewed their proposed site plan from 29 new parking spaces to 26 new parking spaces.

DISCUSSION: The specific request by the applicant is for the approval of a revised site plan to expand the parking lot by adding 26 new parking spaces in the rear of the lot. The disturbed area is currently grass and trees, and it will be paved over to create the additional spaces. The applicant will be installing a detention swale to handle the stormwater drainage. The specifics of the proposed site plan are as follows:

Site Data	
Site Area:	1.00-acre/ 43,560-square feet
Disturbed Area:	0.1626-acres/ 7,083-square feet
Total Existing Parking Spaces:	unknown
Total Required Parking Spaces: (One space for each 4 seats in the main auditorium.)	18 (1 ADA Accessible)
Total Proposed Parking Spaces:	26 (1 ADA Accessible)
Greenspace/Open space:	36%

Recommendation: Approval with conditions.

Engineering Conditions:

General:

1. A Site Plan contract may be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
2. A SWPPP and a TDEC permit may be required. A Notice of Intent (NOI) shall be submitted to TDEC with a copy provided to the City of Bartlett Engineering office.
3. All new utilities shall be underground.
4. Easements should be shown on all plan sheets.
5. Correct all markups.

Erosion Control Plan

6. If required, the engineer shall provide a copy of the SWPPP (Storm Water Pollution Prevention Plan) that has been or will be submitted to TDEC (Tennessee Department of Conservation).
7. If required, prior to any work being started, an NOC (Notice of Coverage) from TDEC must be received and a copy submitted to the City of Bartlett.

Grading and Drainage

8. The applicant's engineer shall submit the stamped and signed detention calculations for the detention basins required for this property and show the 'pre' and the 'post' runoff for the 2, 5, 10, 25, 100 year storms.
9. The detention basin area should be labeled as "Detention- no build zone" on the site plans.

Planning Conditions:

1. While the existing site has a paved parking area, there are no designated parking spaces striped within this existing parking area.
2. The owner/applicant shall identify all utilities on site by contacting Tennessee One Call at 811 before commencing any site work.
3. The applicant and/or property owners shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

Chairman Kaiser called for questions from the PC for Director Taylor.

Chairman Kaiser called for the applicant to come forward. Josh Burnette, Renaissance Design Studio, 3157 Highway 64, Eads, TN approached the front. He indicated that they will accept the conditions as presented. Mr. Burnette wants to make the PC aware the property is long and narrow and surrounded by residences on each side. There are currently seven parking spots on the property. Thirty members attend, on average, every Sunday. Overflow parking is at the nearby school. In addition, at annual meetings, 75 members will attend. Mr. Burnette advised the PC the storm water issues have also been addressed.

Jack Young made a motion to approve a Revised Site Plan for the Raleigh Primitive Baptist Church, 7247 Andrews Road with conditions. David Hunt seconded the motion.

Roll Call Vote: Greg Easton, John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted YES.

Motion PASSES.

8. Youth Villages Building Addition, 7410 Memphis-Arlington Road (Jamie Bostick, A2H, Inc.)

INTRODUCTION: Planning Director Kim Taylor introduced the application for Ms. Jaime Bostick with A2H Inc., requesting Planning Commission approval of a revised site plan for Youth Villages. The subject property is located at 7410 Memphis-Arlington Rd on the northeast corner of Memphis-Arlington Road and Broadway Road. It is within the “R-E” Residential zoning district.

BACKGROUND: Youth Villages was originally annexed into the City in 1985 with uses that were “grandfathered-in” as legal non-conforming uses. On November 6, 2000, the Planning Commission approved a Special Use Permit (SUP) for a “children’s home” use which allowed multiple buildings on the site. On April 2, 2007, the Planning Commission approved a site plan to add a girl’s residential treatment facility and an additional maintenance building. On March 7, 2016, the Planning Commission approved a site plan to add a boy’s residential treatment facility. On December 3, 2018, the Planning Commission approved a site plan to add a classroom building, basketball pavilion, storage/ washroom facility, outdoor pavilion and additional parking. On June 2, 2025, the Planning Commission approved a parking lot addition near the boys’ dorm.

DISCUSSION: The specific request by the applicant is for Planning Commission approval of a revised site plan to add a 49,615 square foot addition to the existing girls’ dormitory, along with two new recreational areas, a generator enclosure and an additional compactor enclosure. To accommodate the expansion, existing parking spaces will be removed and relocated. In addition, *Janie’s House* and its associated signage will be moved to a new location, which will be determined at a later date. A 310-foot retaining wall is also proposed along the southern property line, adjacent to Memphis-Arlington Road and the entrance drive, to enhance privacy for the dormitory rooms.

Site Data	
Total Site Area:	81.29-acres (3,540,992.40 square feet)
Project Area	14.25-acres
Existing Greenspace for Project Area:	59.37%
Proposed Greenspace for Project Area	55.08%
Required Greenspace	35%
Existing Parking Spaces:	205 spaces

Proposed Parking Spaces:	183 Spaces
Handicap Accessible:	7 (6 required)
Proposed Building Area:	49,615 square feet

Recommendation: Approval with conditions.

Engineering Conditions

General:

1. A Commercial Site Plan contract *may be* required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
2. If needed applicant/ Engineer shall provide a **digital set of drawing** files showing the sanitary sewer lines, drainage lines, lot lines and all improvements in AutoCAD format to dhubbard@cityofbartlett.org and ecampbell@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve any conflicts.
3. A SWPPP *may be* required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
4. All utilities shall be denoted as private or public and provided with associated easements, as required.

Sanitary Sewer Plan (NOT INCLUDED):

5. If any sewer cleanout is located in a paved area, then it shall comply with the detail approved by Bartlett Codes which involves a brass connections and a concrete collar.
6. Tracer wire must be installed on all sewer lines, including services.
7. If the proposed sewer is private, it shall be noted on the plans. If it is public it will require an easement.

Utility Plan:

8. The utility plan may have to be adjusted based on the actual Water Plan as designed by Bartlett Engineering.
9. Fire protection must be approved by the City of Bartlett Fire Marshall.

Grading & Drainage Plan:

10. Include calculations to show that existing detention basin has accounted for this development.

Erosion Control Plan:

11. The engineer shall provide a copy of the SWPPP (Storm Water Pollution Prevention Plan) that has been or will be submitted to TDEC (Tennessee Department of Conservation), if required.
12. Prior to any work being started, an NOC (Notice of Coverage) from TDEC must be received and a copy submitted to the City of Bartlett, if required.

Erosion Control Details:

13. Metal posts with wired backed fence are required on the proposed silt fences.

Planning Conditions:

14. The applicant must include on the Site Data table height of building, greenspace, ADA compliant parking, and building setbacks.
15. The applicant must include landscape and screening plan for project site.
16. Should the proposed site plan be approved by the Planning Commission, the applicant shall seek site plan approval from the Design Review Commission for landscaping, lighting, signage, exterior elevations, colors, and materials.
17. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.
18. The applicant must obtain Planning Commission Site Plan approval for the relocation of Janie's House and sign should the building remain on the property at 7410 Memphis-Arlington Road.

Chairman Kaiser called for questions from the PC for Director Taylor. Jim Lamb asked if the fencing was being replaced by a retaining wall. She replied in the affirmative. John Conroy asked how tall the wall would be. At that point, the applicant came forward.

Ms. Jamie Bostick, A2H Inc., 65 Germantown Ct., Suite 300, Cordova, TN approached the podium.

Jim Lamb asked why the fencing was being replaced with a retaining wall. Ms. Bostick said that the wall will be 10-feet at its highest point. This is because the

road is higher than the building. It will allow for more privacy and alleviate drainage issues.

John Conroy asked what materials would be used. A member of the architectural team, Lou Barnett, stated that the retaining wall will be brick with concrete pilasters every 20-feet.

David Hunt made a motion to approve with conditions the revised site plan for Youth Village, 7410 Memphis Arlington Road. John Conroy seconded the motion.

Roll Call Vote: Greg Easton, John Conroy, David Hunt, Jim Lamb, Ken Demetriou, Jack Young, James Reid, Don Conway, and Paul Kaiser voted YES.

Motion PASSES.

Open Discussion.

No member of the public or the Planning Commission wished to speak.

Adjourned at 8:18 p.m.