



# City of Bartlett

David Parsons, Mayor

## BOARD OF MAYOR AND ALDERMEN MEETING AGENDA

Thursday, November 13, 2025 - City Hall Council Chambers - 6:00 PM

### INVOCATION

Opening Prayer by Dr. Fred Shackelford, Ellendale Baptist Church

### FUTURE MEETINGS

Historic Preservation Commission, November 17 at 6:30 p.m.

Bartlett Arts Council, November 18 at 6 p.m.

BPACC Advisory Board, November 18 at 6 p.m.

Design Review Commission, November 18 at 6:30 p.m.

Board of Zoning Appeals, November 20 at 6:30 p.m.

### RECOGNITIONS

Government Finance Officers Association Distinguished Budget Presentation Award

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

### MINUTES ACCEPTANCE

- 1 Minutes of the October 28, 2025 Board of Mayor and Aldermen Regular Meeting

### UNFINISHED BUSINESS

- 1 Second Reading of Ordinance 25-06, an ordinance to rezone from "RS-10" Residential Single Family to "C-G" General Business Commercial property at 5866 Ivanhoe Road. (Kim Taylor, Director of Planning and Economic Development). The public hearing is set for November 25, 2025.

- 2 **Move the Second Reading of Ordinance 25-07, an ordinance to amend the City of Bartlett Animal Control Ordinances, Title 10, Chapters 1 and 2 to November 25, 2025. (Will Wyatt, Assistant City Attorney). The public hearing is set for November 25, 2025.**

## **CONSENT AGENDA**

- 1 **Special event permit for the Bartlett Christmas Market and Festival. (Trey Arthur, Director of Code Enforcement)**

The event will be held Friday, November 21 from 4:00 p.m. to 8:00 p.m. and Saturday, November 22 from 9:00 a.m. to 4:00 p.m. at the A. Keith McDonald Pavilion at W.j. Freeman Park located at 2629 Bartlett Blvd.

- 2 **Amendment to minimum bond subdivision contract for Sanctuary Subdivision, Phase 1. (John Horne, Director of Engineering)**

The developer, Blue Sky Communities, Inc., has requested to amend some of the language in the minimum bond subdivision contract for Sanctuary Subdivision, Phase 1. This was originally approved by the Board of Mayor and Aldermen at the October 28, 2025 meeting. The developer will still pay \$45,400.00 in City fees. The minimum bond is still set at \$566,917.17.

- 3 **Purchase of one Chevrolet Tahoe. (Tommy Gately, Fire Chief)**

Request authorization to purchase a 2026 Chevrolet 4WD LS Tahoe from Wilson County Motors at a total cost of \$60,529.00. This vehicle will be purchased utilizing the State of Tennessee Vehicle Contract SWC #209 and is needed to replace existing vehicles taken out of service due to mechanical failures, accidents, and or age.

Funds are available in Accounts 311.48311.785.25726 and 110.42200.935.

- 4 **Bartlett Area Chamber of Commerce agreement. (Steve Sones, Chief Administrative Officer)**

Request approval of the 2025 Economic Development Proposal between the Bartlett Area Chamber of Commerce and the City of Bartlett.

## **NEW BUSINESS**

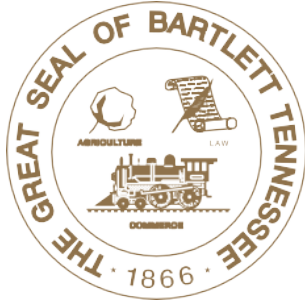
- 1 **Resolution 41-25, a resolution to amend the Fiscal Year 2026 Bartlett City Schools General Purpose School Fund and Education Capital Project Fund. (Dick Phebus, Director of Finance)**

- 2 **Resolution 42-25, a resolution to approve the Industrial Development Board of the City of Bartlett, Tennessee's Economic Impact Plan for the City of Bartlett Public Safety and Greenspace Preservation Tax Increment Financing application. (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, October 28, 2025 - City Hall Council Chambers - 6:00 PM**

### **ATTENDANCE**

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

### **INVOCATION**

Opening Prayer by James Farmer, The Lord's Church

### **FUTURE MEETINGS**

Family Assistance Commission, November 3 at 6 p.m.

Planning Commission, November 3 at 6:30 p.m.

Beer Board, November 4 at 6 p.m.

Bartlett Station Commission, November 5 at 7:30 a.m.

City Beautiful Commission, November 6 at 6:30 p.m.

Industrial Development Board, November 6 at 7 p.m.

Board of Mayor and Aldermen, November 13 at 6 p.m.

Parks and Recreation Advisory Board, November 13 at 6 p.m.

### **RECOGNITIONS**

#### **\*\*\*Official Business of the Day\*\*\***

Mayor Parsons announced the emergency repairs of well pumps #3 and #4, and high pump #4 for a total cost of \$243,523.00 completed by sole source contractor, National Water Service.

**MINUTES ACCEPTANCE**

**1 Minutes of the October 14, 2025 Board of Mayor and Aldermen Regular Meeting**

<b>Result:</b>	<b>Passed</b>
<b>Mover:</b>	Alderman Jack Young
<b>Second:</b>	Alderman Reaves
<b>Ayes:</b>	Brad King, Robert Griffin, David Reaves, Monique Williams, Jack Young, Kevin Quinn
<b>Nays:</b>	None
<b>Abstains:</b>	David Parsons

**CONSENT AGENDA**

<b>Result:</b>	<b>Passed</b>
<b>Mover:</b>	Alderman David Reaves
<b>Second:</b>	Alderman Quinn
<b>Ayes:</b>	Brad King, Robert Griffin, David Reaves, Monique Williams, Jack Young, Kevin Quinn
<b>Nays:</b>	None
<b>Abstains:</b>	David Parsons

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

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

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

Budgeted Expenditures	\$111,624,243
Year-to-date Expenditures	\$27,989,600
Budgeted Revenues	\$111,624,243
Year-to-date Revenues	\$12,789,566

**3 Minimum Bond Subdivision Contract for Sanctuary Subdivision, Phase 1. (John Horne, Director of Engineering)**

The developer, Blue Sky Communities, Inc., has delivered written request for the subdivision contract to be written for the minimum bond, meeting all requirements. On July 28, 2020, the Board of Mayor and Aldermen gave final approval of Ordinance 20-02 regarding new minimum bond requirements. The developer will pay \$45,400.00 in City fees. The minimum bond is set at \$566,917.17.

**4 Bid for Shadowlawn Park ADA Restroom & Concession Building. (Paul Wright, Director of Parks and Recreation)**

We recommend awarding the bid for the Shadowlawn Park ADA Restroom & Concession Building to Nightwine Construction Company, Inc. in the amount of \$389,500 as their bid satisfies all the requirements as specified in the invitation to bid. Funds are available in Account 311.48311.780.51625.

**5 Bid for Shadowlawn Park Sitework. (Paul Wright, Director of Parks and Recreation)**

We recommend awarding the bid for the Shadowlawn Park Sitework to ViktorHall Construction in the amount of \$378,000 as their bid satisfies all the requirements as specified in the invitation to bid. Funds are available in Account 311.48311.780.51625.

**NEW BUSINESS**

**1 Resolution 36-25, a resolution ratifying Private Chapter No. 23 of the 114th General Assembly amending the City of Bartlett, Tennessee Charter. (Ed McKenney, Jr. City Attorney)**

<b>Result:</b>	<b>Passed</b>
<b>Mover:</b>	Alderman Jack Young
<b>Second:</b>	Alderman Reaves
<b>Ayes:</b>	David Parsons, Brad King, Robert Griffin, David Reaves, Monique Williams, Jack Young
<b>Nays:</b>	Kevin Quinn
<b>Abstains:</b>	None

**2 Resolution 37-25, a resolution ratifying Private Chapter No. 27 of the 114th General Assembly amending the City of Bartlett, Tennessee Charter. (Ed McKenney, Jr. City Attorney)**

<b>Result:</b>	<b>Passed</b>
<b>Mover:</b>	Alderman David Reaves
<b>Second:</b>	Alderman King
<b>Ayes:</b>	David Parsons, Brad King, Robert Griffin, David Reaves, Monique Williams, Jack Young, Kevin Quinn
<b>Nays:</b>	None
<b>Abstains:</b>	None

**3 Resolution 38-25 a resolution adopting the City of Bartlett, Tennessee Records Management Plan, the Records Management Manual, and the MTAS Records Retention Schedules. (Ed McKenney, Jr. City Attorney)**

<b>Result:</b>	<b>Passed</b>
<b>Mover:</b>	Alderman David Reaves
<b>Second:</b>	Alderman Griffin
<b>Ayes:</b>	David Parsons, Brad King, Robert Griffin, David Reaves, Monique Williams, Jack Young, Kevin Quinn
<b>Nays:</b>	None
<b>Abstains:</b>	None

**4 Resolution 39-25, a resolution authorizing the photographic or electronic preservation and subsequent disposal of permanent paper records of the City of Bartlett, Tennessee in accordance with Tennessee Code Annotated § 10-7-702. (Ed McKenney, Jr. City Attorney)**

<b>Result:</b>	<b>Passed</b>
<b>Mover:</b>	Alderman David Reaves
<b>Second:</b>	Alderman Williams
<b>Ayes:</b>	David Parsons, Brad King, Robert Griffin, David Reaves, Monique Williams, Jack Young, Kevin Quinn
<b>Nays:</b>	None
<b>Abstains:</b>	None

**5 Resolution 40-25, a resolution to amend the FY2026 Grants Fund budget to recognize Tennessee Department of Disability and Aging grant funding of \$50,000.00 for the Bartlett Parks Department. (Dick Phebus, Director of Finance)**

<b>Result:</b>	<b>Passed</b>
<b>Mover:</b>	Alderman Robert Griffin
<b>Second:</b>	Alderman Quinn
<b>Ayes:</b>	David Parsons, Brad King, Robert Griffin, David Reaves, Monique Williams, Jack Young, Kevin Quinn
<b>Nays:</b>	None
<b>Abstains:</b>	None

- 6 First Reading of Ordinance 25-06, an ordinance to rezone from "RS-10" Residential Single Family to "C-G" General Business Commercial property at 5866 Ivanhoe Road. (Kim Taylor, Director of Planning and Economic Development). The public hearing to be set for November 25, 2025.**

<b>Result:</b>	<b>Passed</b>
<b>Mover:</b>	None
<b>Secunder:</b>	None
<b>Ayes:</b>	David Reaves, Monique Williams, Jack Young, Kevin Quinn
<b>Nays:</b>	David Parsons, Brad King, Robert Griffin
<b>Abstains:</b>	None

- 7 First Reading of Ordinance 25-07, an ordinance to amend the City of Bartlett Animal Control Ordinances, Title 10, Chapters 1 and 2. (Will Wyatt, Assistant City Attorney). The public hearing to be set for November 25, 2025.**

<b>Result:</b>	<b>Passed</b>
<b>Mover:</b>	Alderman David Reaves
<b>Secunder:</b>	Alderman Young
<b>Ayes:</b>	David Parsons, Brad King, Robert Griffin, David Reaves, Monique Williams, Jack Young
<b>Nays:</b>	Kevin Quinn
<b>Abstains:</b>	None

**OPEN DISCUSSION**

Director of Parks and Recreation Paul Wright thanked the Board for approving Shadowlawn Park improvements and recognized park staff for helping obtain the grant. He announced Fire Pit Fridays, which will be held on November 7 and 14, and December 12 at W.J. Freeman Park from 6 p.m. - 8 p.m. The Annual Turkey Shoot will be on November 15 at 11 a.m. at Singleton Community Center.

Director of Community Relations announced the Veterans Day Ceremony scheduled for November 11 at 10 a.m. at the Veterans Park adjacent to W.J. Freeman Park. The guest speaker is Ken Wells.

Chief Human Resource Officer Lori Von Bokel-Amin shared that there would be an Employee Appreciation Event on October 30 from 11 a.m. - 2 p.m. at The Venue.

Liz Ebbers, 5936 Steeplechase Drive and 3684 Oak Forest spoke against the rezoning of 5866 Ivanhoe Road.

Steve Ebbers, 3684 Oak Forest Drive spoke against the rezoning of 5866 Ivanhoe Road.

**ADJOURNMENT**

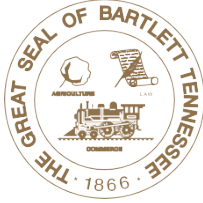
Adjourned at 6:53 p.m.

---

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

---

David Parsons, Mayor



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

**Meeting: 10/28/2025 6:00 PM  
Department: Planning  
Category: Ordinance (all  
ordinances have public hearing on  
3rd reading)  
Prepared By: Sam Harris, Senior  
Planner  
Initiator:  
Sponsors:**

**Ordinance 25-06**

---

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

**WHEREAS**, an application has been received to rezone property described herein from “RS-10” Residential Single Family to “C-G” General Business; and

**WHEREAS**, a public hearing was held before the City of Bartlett Planning Commission on the 6th day of October 2025, and notice thereof published in The Bartlett Express, and made an unfavorable recommendation to the Board of Mayor and Aldermen that the proposed rezoning be approved; and

**WHEREAS**, a public hearing was held before this body on the 25th day of November 2025, and notice thereof published in The Bartlett Express,

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

**SECTION I.** The property described as follows is hereby rezoned from “RS-10” to “C-G”:  
A tract of land situated in Bartlett, Shelby County, Tennessee being the Tamer Eldahan and Mohamed T Eldahan property recorded at Instrument 21133635 in the Register's Office of Shelby County, Tennessee and more particularly described as follows:

Beginning at a found ½" rebar at the southeast corner of this described property and the southwest corner of James and Nataki Palmer recorded at Instrument 14073678 and being in the north margin of Ivanhoe Road (55' Right-of-Way)

Thence with north margin of Ivanhoe Road the following calls:

1. N 85 degrees 05 minutes 09 seconds west for a distance of 225.86 feet to a point
2. A curve turning to the right through 16 degrees 56 minutes 19 seconds, having a radius of 351.32 feet, and whose long chord bears N 73 degrees 45 minutes 00 seconds west for a distance of 103.49 feet to the beginning of a curve

3. A curve turning to the right through 02 degrees 52 minutes 28 seconds, having a radius of 2159.64 feet, and whose long chord bears N 60 degrees 57 minutes 30 seconds west for a distance of 108.33 feet to the beginning of a curve

4. A curve turning to the right through 110 degrees 07 minutes 11.64272 seconds, having a radius of 24.9566 feet, and whose long chord bears N 11 degrees 16 minutes 51 seconds west for a distance of 40.9165 feet to a point in the east margin of Bartlett Boulevard (106' Right-of-Way)

Thence along the east margin of Bartlett Boulevard along a curve turning to the right through an angle of 18 degrees 09 minutes 44 seconds, having a radius of 1353.42 feet, and whose long chord bears N 42 degrees 10 minutes 42 seconds east for a distance of 427.23 feet to a point at the southwest corner of B&R Properties Memphis LLC recorded at Instrument 17079222

Thence S 87 degrees 04 minutes 00 seconds east for a distance of 175.25 feet to a point at the northeast corner of this described property and the northwest corner of Palmer

Thence with Palmer S 04 degrees 26 minutes 00 seconds west a distance of 450.00 feet to the point of beginning containing 149,253 square feet or 3.426 acres.

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

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

**First Reading:** October 28, 2025

**Second Reading:** November 13, 2025

**Third Reading:** November 25, 2025

---

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

---

David Parsons, Mayor

Attest: \_\_\_\_\_  
Penny Medlock, City Clerk

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

**Bartlett Planning Commission**  
**Application for Rezoning**

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

Requested Zoning C-G General Business

Property Address 5866 Ivanhoe Road

Present Zoning RS-10

Owner/Developer Contact Mohamed Eldahan Phone 901-338-2685

Company Name \_\_\_\_\_ Fax \_\_\_\_\_

Address 3640 Summerdale Road Apt 204 Bartlett, TN 38133

Architect Contact \_\_\_\_\_ Phone \_\_\_\_\_

Company Name \_\_\_\_\_ Fax \_\_\_\_\_

Address \_\_\_\_\_

Engineer Contact Roy Lamica, P.E. Phone 901-355-1347

Company Name EFI Global Fax \_\_\_\_\_

Address 7975 Stage Hills Blvd, Suite 1 Bartlett, TN 38133

Submitted by Roy Lamica, P.E. Roy D Lamica 7/7/25  
(printed name) (signature) (date)

Email Address roy.lamica@efiglobal.com Phone 901-355-1347 Fax \_\_\_\_\_

- RL Attach a checked-off "**Rezoning Checklist**" and all items required therein.
- RL Acknowledge (by initials in the blank to the left) that the "**Application Instructions: Planning Commission**" were obtained and read prior to submitting this application.
- RL Provide 18-folded ( $\pm 10'' \times 13''$ ) sets of plans with a copy of the signed application attached to each set.
- RL 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.
- RL Include a fee with this application (check payable to the City of Bartlett) of \$1,000 for five (5) acres or less, plus \$100 per acre (after the first five) to a maximum of \$3,000.00. **The fee is not refundable.**

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

Mohamed Eldahan [Signature] 07/02/2025  
(print name) (signature) (date)

## Rezoning Checklist

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

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

### Vicinity Map

- 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.

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

### Property Owners

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

### Sign to be Erected

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

The sign shall clearly state

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

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

### Re-application

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

**INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED**

7975 Stage Hills Boulevard, Suite 1  
Memphis, Tennessee 38133  
Tel (901) 377 - 9984  
efiglobal.com



July 7, 2025

Kim Taylor  
Director of Planning & Economic Development  
City of Bartlett  
6382 Stage Road  
Bartlett, TN 38184

**Subject:           Statement of Purpose  
                          5866 Ivanhoe Road Rezoning  
                          Bartlett, TN**

Dear Planning Staff:

Mohamed Eldahan, the current property owner, is requesting consideration from the City of Bartlett for the rezoning of the property located at 5866 Ivanhoe Road. This property is located on the northeast corner of the intersection of Bartlett Boulevard and Ivanhoe Road. The property is currently zoned RS-10, and the owner is requesting to rezone to C-G General Business. The property is adjacent to Freeman Park to the west, commercial uses to the west and north, and residential parcels to the east and south. We believe this parcel would be difficult to develop into residential because of the low elevation of the ground and the requirement for new sidewalks. Since this parcel is on the border between existing commercial and residential, we believe this development would provide a good transition between the uses. The intent of the new development would be for 1-story commercial buildings, likely restaurants and retail shops. The owner has elected to not allow certain uses that are allowed in C-G, to limit the development to a smaller scale. The restricted uses are included in the attached list. The developer has two options of building style, either a modern look or a more residential style. Concepts have been provided in the attachments. The landscape buffer on the east side of the property would be of great importance to buffer the existing residential houses. We will work with the adjacent property owner on their preference on fencing.

Please let us know if you have any questions regarding the intent of this project.

Sincerely,

A handwritten signature in black ink that reads "Roy D. Lamica". The signature is written in a cursive, flowing style.

Roy D. Lamica, P.E.  
EFI Global

C-G General Business uses not allowed.

Lodge, Club, Country Club

Museum

Parks/Recreation

Amusements, Commercial Indoor

Discount Store

Payday Loan Business

Hotel or Motel

Planned Industrial Development

Repair, General

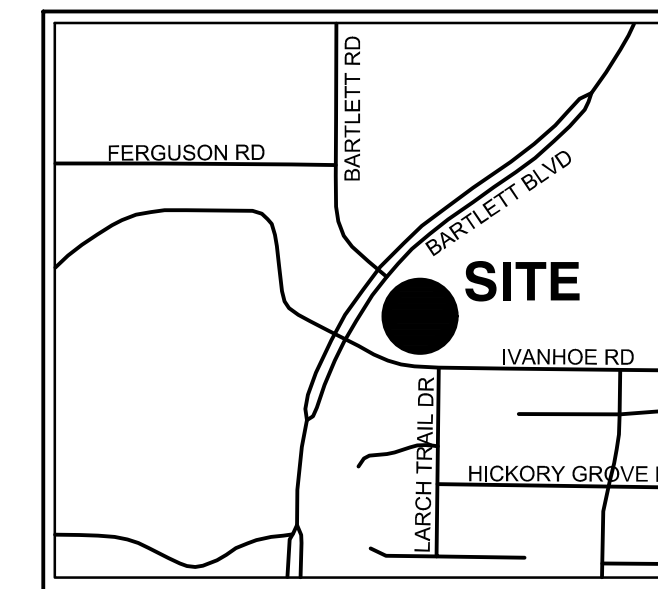
Utility Substation

Commercial Satellite TV Dish

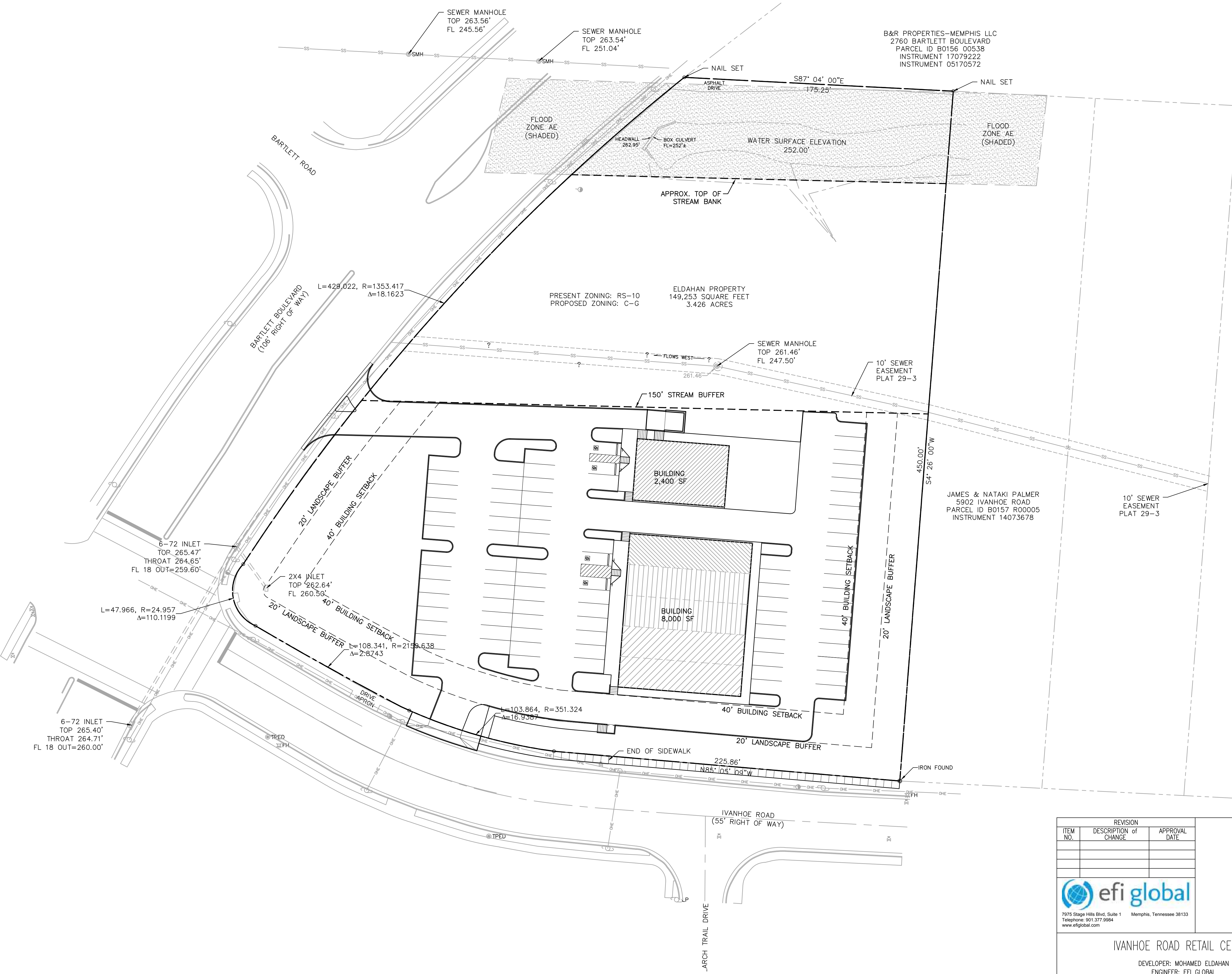




Residential Style



VICINITY MAP  
(N.T.S.)



**PROPERTY DESCRIPTION-5866 IVANHOE**

BEING THE TAMER ELDAHAN AND MOHAMED T ELDAHAN PROPERTY RECORDED AT INSTRUMENT 21133635 IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" REBAR AT THE SOUTHEAST CORNER OF THIS DESCRIBED PROPERTY AND THE SOUTHWEST CORNER OF JAMES AND NATAKI PALMER RECORDED AT INSTRUMENT 14073678 AND BEING IN THE NORTH MARGIN OF IVANHOE ROAD (55' RIGHT OF WAY)

THENCE WITH NORTH MARGIN OF IVANHOE ROAD THE FOLLOWING CALLS:

1. N 85DEGREES 05MINUTES 09SECONDS W FOR A DISTANCE OF 225.86 FEET TO A POINT
2. A CURVE TURNING TO THE RIGHT THROUGH 16 DEGREES 56 MINUTES 19 SECONDS, HAVING A RADIUS OF 351.32 FEET, AND WHOSE LONG CHORD BEARS N 73 DEGREES 45 MINUTES 00 SECONDS W FOR A DISTANCE OF 103.49 FEET TO THE BEGINNING OF A CURVE.
3. A CURVE TURNING TO THE RIGHT THROUGH 02 DEGREES 52 MINUTES 28 SECONDS, HAVING A RADIUS OF 2159.64 FEET, AND WHOSE LONG CHORD BEARS N 60 DEGREES 57 MINUTES 30 SECONDS W FOR A DISTANCE OF 108.33 FEET TO THE BEGINNING OF A CURVE
4. A CURVE TURNING TO THE RIGHT THROUGH 110DEGREES 07MINUTES 11.64272SECONDS, HAVING A RADIUS OF 24.9566 FEET, AND WHOSE LONG CHORD BEARS N 11 DEGREES 16MINUTES 51SECONDS W FOR A DISTANCE OF 40.9165 FEET TO A POINT IN THE EAST MARGIN OF BARTLETT BOULEVARD (106' RIGHT OF WAY)

THENCE ALONG THE EAST MARGIN OF BARTLETT BOULEVARD ALONG A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 18 DEGREES 09 MINUTES 44 SECONDS, HAVING A RADIUS OF 1353.42 FEET, AND WHOSE LONG CHORD BEARS N 42 DEGREES 10 MINUTES 42 SECONDS E FOR A DISTANCE OF 427.23 FEET TO A POINT AT THE SOUTHWEST CORNER OF B&R PROPERTIES MEMPHIS LLC RECORDED AT INSTRUMENT 17079222

THENCE S 87 DEGREES 04 MINUTES 00 SECONDS E FOR A DISTANCE OF 175.25 FEET TO A POINT AT THE NORTHEAST CORNER OF THIS DESCRIBED PROPERTY AND THE NORTHWEST CORNER OF PALMER

THENCE WITH PALMER S 04 DEGREES 26 MINUTES 00 SECONDS W A DISTANCE OF 450.00 FEET TO THE POINT OF BEGINNING CONTAINING 149,253 SQUARE FEET OR 3.426 ACRES.

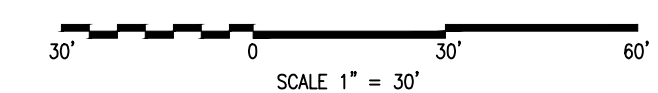
THIS IS TO CERTIFY THAT THIS PROPERTY (THE SUBJECT PROPERTY SURVEYED) IS NOT WITHIN THE LIMITS OF A DESIGNATED "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD". THE SUBJECT PROPERTY, BY GRAPHICAL REPRESENTATION ONLY, LIES WITHIN ZONE X DEFINED AS BEING, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FEMA FIRM MAP NUMBER 47157003106 & 47157003306 DATED FEBRUARY 6, 2013 BASED UPON OUR INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES. NO SURVEYING OR ENGINEERING WAS PERFORMED FOR THIS SURVEY TO DETERMINE FEMA FLOOD LIMITS.



REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE



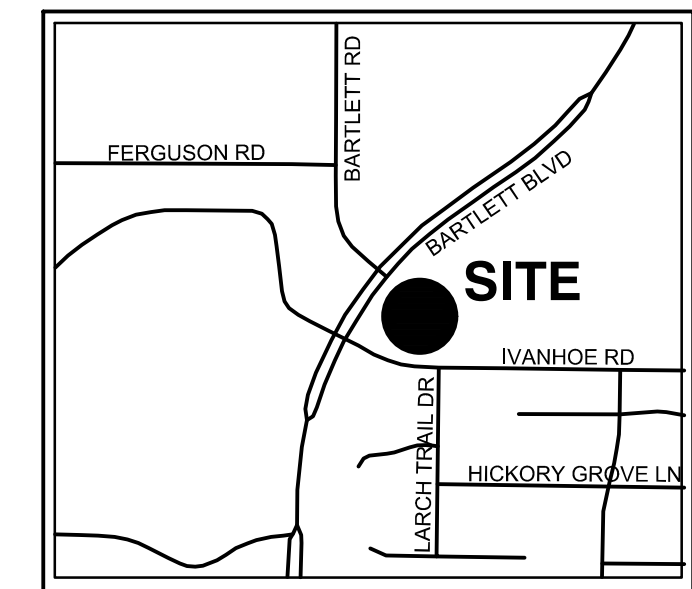
IVANHOE ROAD RETAIL CENTER  
DEVELOPER: MOHAMED ELDAHAN  
ENGINEER: EFI GLOBAL



SCALE 1" = 30'  
SHEET 1 of 1

CITY OF BARTLETT DIVISION OF ENGINEERING  
OVERALL SITE PLAN  
LOCATION: 5866 IVANHOE ROAD  
BARTLETT, TENNESSEE

SURVEY \_\_\_\_\_ DATE MAY 2025 BOOK \_\_\_\_\_  
DESIGN BY: EFI GLOBAL DATE 07.07.25 SCALE AS NOTED  
REVIEWED \_\_\_\_\_  
DEPUTY CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

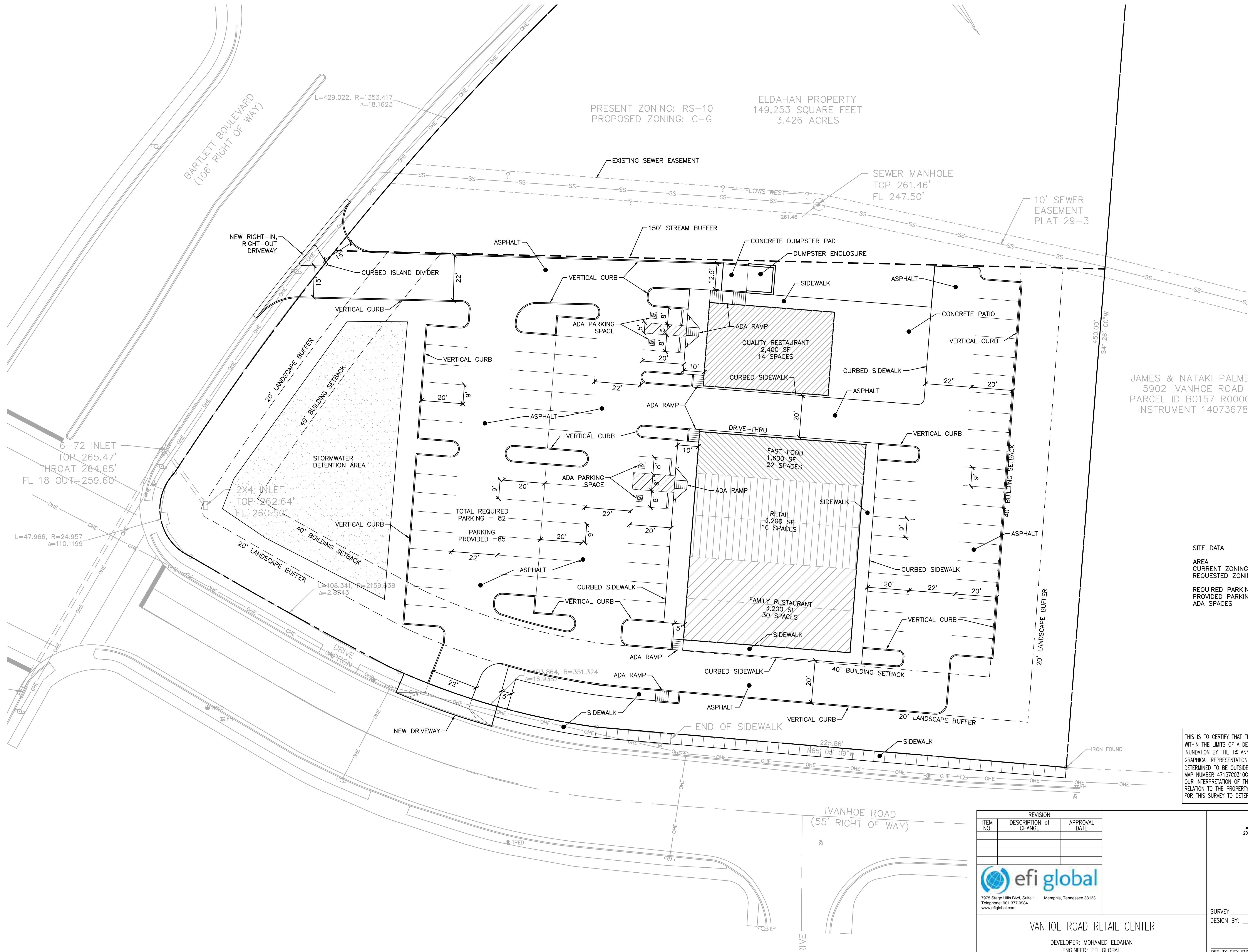


VICINITY MAP  
(N.T.S.)

PRESENT ZONING: RS-10  
PROPOSED ZONING: C-G

ELDAHAN PROPERTY  
149,253 SQUARE FEET  
3.426 ACRES

JAMES & NATAKI PALME  
5902 IVANHOE ROAD  
PARCEL ID B0157 R000  
INSTRUMENT 14073678



SITE DATA

AREA	3.426 ACRES
CURRENT ZONING	RS-10
REQUESTED ZONING	C-G GENERAL BUSINESS
REQUIRED PARKING	82 SPACES
PROVIDED PARKING	85 SPACES
ADA SPACES	4

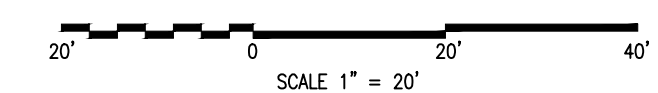


THIS IS TO CERTIFY THAT THIS PROPERTY (THE SUBJECT PROPERTY SURVEYED) IS NOT WITHIN THE LIMITS OF A DESIGNATED 'SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD'. THE SUBJECT PROPERTY, BY GRAPHICAL REPRESENTATION ONLY, LIES WITHIN ZONE X DEFINED AS BEING, 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN' PER FEMA FIRM MAP NUMBER 47157003106 & 47157003306 DATED FEBRUARY 6, 2013 BASED UPON OUR INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES. NO SURVEYING OR ENGINEERING WAS PERFORMED FOR THIS SURVEY TO DETERMINE FEMA FLOOD LIMITS.

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

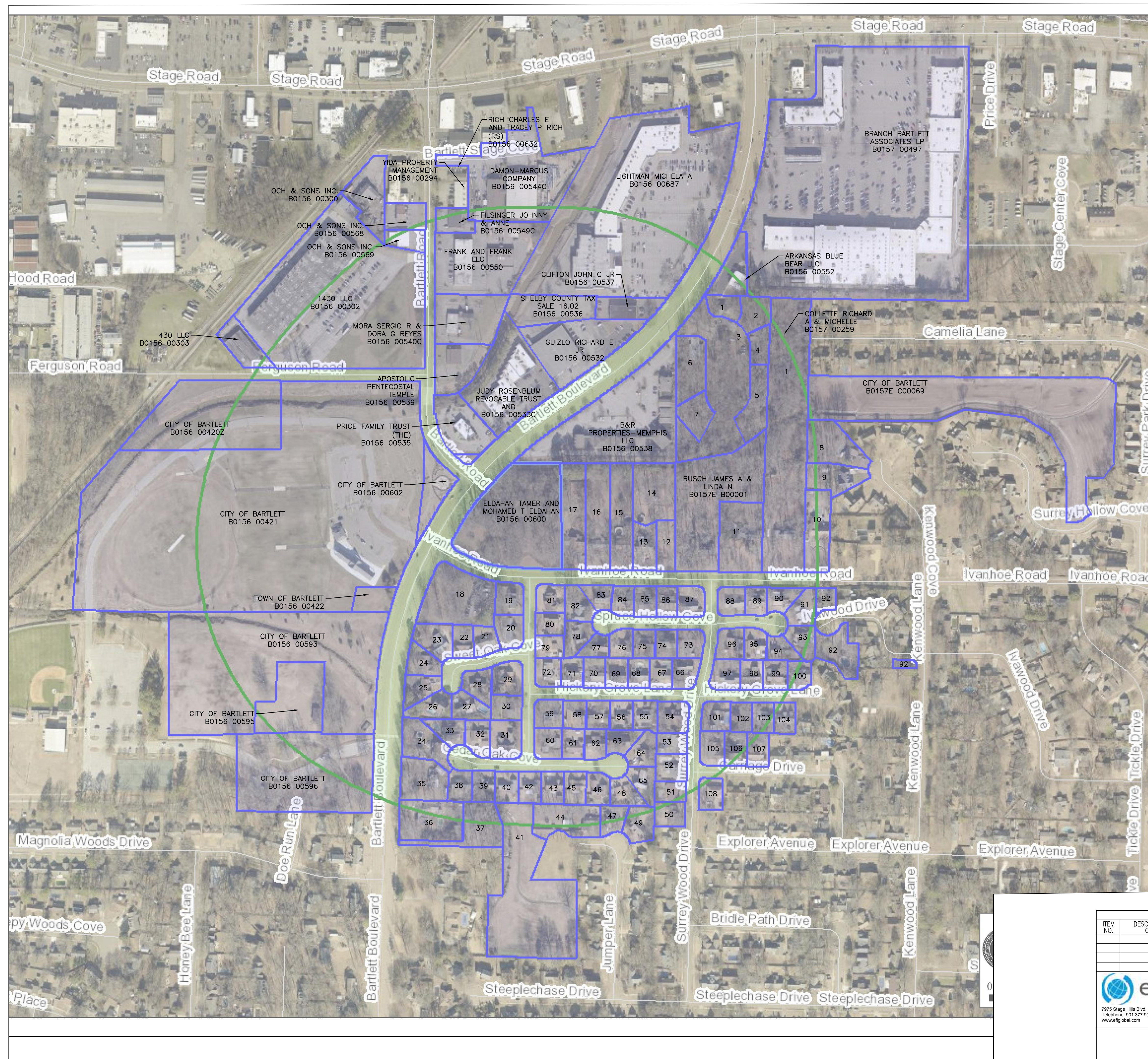


IVANHOE ROAD RETAIL CENTER  
DEVELOPER: MOHAMED ELDAHAN  
ENGINEER: EFI GLOBAL

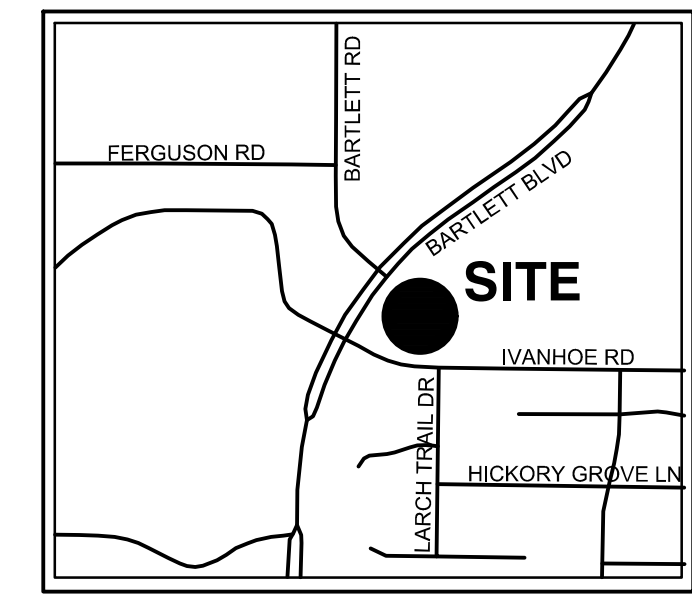


CITY OF BARTLETT DIVISION OF ENGINEERING  
SHEET 1 of 1  
SITE PLAN  
LOCATION: 5866 IVANHOE ROAD  
BARTLETT, TENNESSEE

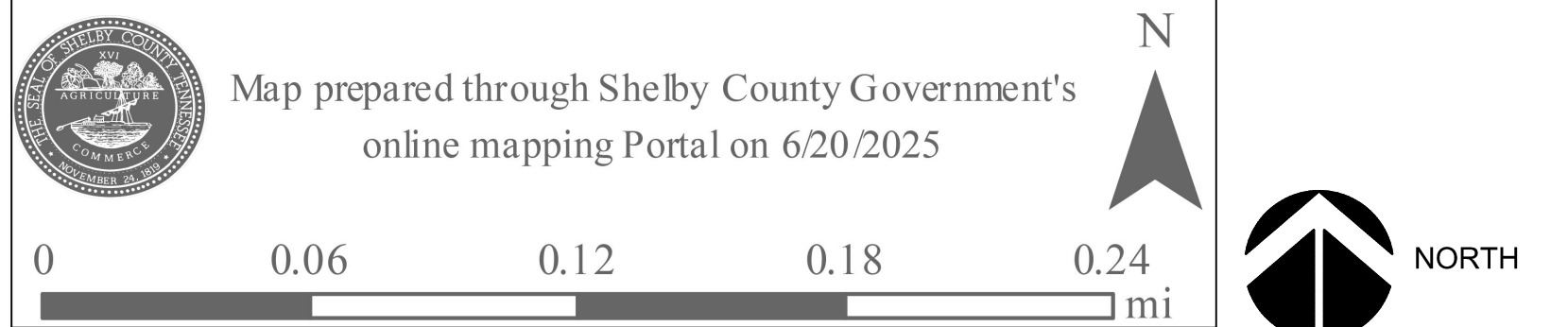
SURVEY	DATE	MAY 2025	BOOK
DESIGN BY:	DATE	07.07.25	SCALE
			AS NOTED
			REVIEWED
DEPUTY CITY ENGINEER	DATE	CITY ENGINEER	DATE



- 1-DAMRON ENTERPRISES LLC - B0157E B00009
- 2-LEATHERWOOD HAROLD N - B0157E B00010
- 3-AYYAGARI VENKATACHALAM - B0157E B00006
- 4-ARMOUR RICHARD L AND JOHN G - B0157E B00007
- 5-AYYAGARI VENKATACHALAM - B0157E B00008
- 6-AYYAGARI VENKATACHALAM - B0157E B00005
- 7-AYYAGARI VENKATACHALAM - B0157E B00004
- 8-SHRADER DANNY R & TONI L - B0157 Q00011
- 9-MCCASLIN MIKE & HOLLIE - B0157 Q00010C
- 10-WILLIAMS JOHN C & BARBARA H AND - B0157 Q00018
- 11-DAY DAVID A & BETH P - B0157 00261
- 12-CITY OF MEMPHIS - B0157 00264
- 13-FRYER ROBERT R AND EVA P FRYER AND - B0157 R00007
- 14-FRYER ROBERT R & EVA P - B0157 R00006
- 15-RIEGER SHARI L & THOMAS M ARNDT - B0157 R00008C
- 16-PALMER JAMES & NATAKI - B0157 R00004C
- 17-PALMER JAMES & NATAKI - B0157 R00005
- 18-FIELDS ANTHONY J - B0156 00599
- 19-KELLEY TIMOTHY N & CAROLINE - B0156A A00001
- 20-CATES TOLBERT IV - B0156A A00002
- 21-GONZALEZ MIGUEL G & MARIA D - B0156A A00003
- 22-MOSELEY JAMES R & JULIA A - B0156A A00004
- 23-PHELPS LAWRENCE G & JOAN M - B0156A A00005
- 24-VARNELL SHEILA - B0156A A00006
- 25-LLOYD JASON F - B0156A A00007
- 26-RING CASSIE B & JONATHAN J - B0156A A00008
- 27-WEST ROBERT B & JOYCE E - B0156A A00009
- 28-WHITTEN MICHAEL H & ANNE D - B0156A A00010
- 29-NEAL CLARENCE & ALLEAN A - B0156A A00011
- 30-WEBB CLINTON W & AMY - B0156A A00012
- 31-WHITE MARY P - B0156A A00013
- 32-CARTER LOUIS & CORTELLA - B0156A A00014
- 33-MORGAN CHARLES D & SARA E - B0156A A00015
- 34-CLARK TORIONNA & WILLIAM - B0156A A00016
- 35-WOODWARD JULIA L & SCOTT B - B0156 00598
- 36-SMITH MICHAEL T & KRISTIE L - B0156 00612
- 37-CUMMINGS NATALIE M - B0156 00648
- 38-POTEAU REVOCABLE LIVING TRUST - B0156A A00017
- 39-FREEMAN JENNIFER C - B0156A A00018
- 40-THOMPSON JOSEPH L & AMANDA M - B0156A A00019
- 41-CITY OF BARTLETT - B0156 00641
- 42-EPHLIN TIMOTHY P & SHIRLEY M - B0156A A00020
- 43-FORBES JEFFREY S AND LINDA R LEWELLEN - B0156A A00021
- 44-GRIFFIN MATTHEW A - B0156A C00008
- 45-PORTER BARBARA S - B0156A A00022
- 46-SAIN GWIN D - B0156A A00023
- 47-HILL TAQUALLA - B0156A C00007
- 48-LOPEZ WENDY R - B0156A A00024
- 49-SEGARRA REVOCABLE LIVING TRUST - B0156A C00006
- 50-PROSEUS GARY L & LINDA M - B0157E A00031
- 51-GOTTSHALL ROBERT J & BELINDA A - B0157E A00032
- 52-BRAWNER NEVA - B0157E A00033
- 53-FORRE PAUL H & DORIS H - B0157E A00034
- 54-EASON DAVID C & CAROL E - B0156A A00036
- 55-WHITTEN MICHAEL H & E ANNE - B0156A A00035
- 56-ERBE FREDERICK L - B0156A A00034
- 57-MAIDENS CAYCE C - B0156A A00033
- 58-MATLOCK JOE E & BETTYE - B0156A A00032
- 59-HARRIS FAMILY IRREVOCABLE TRUST - B0156A A00031
- 60-KING EUGENE H & KATHERINE B - B0156A A00030
- 61-SHIRLEY KIMBERLY D - B0156A A00029
- 62-CHURCH JAMES W & JILL A - B0156A A00028
- 63-MASINSIN SHIRLEY - B0156A A00027
- 64-AGOSTO ABIGAIL - B0156A A00026
- 65-SON SPRING INVESTMENTS LLC - B0156A A00025
- 66-ELAM JOSHUA & CONSTANCE - B0156A A00069
- 67-JOHNSON BRIAN J & LINDSAY G - B0156A A00070
- 68-JAIMEZ JUAN R & PATRICIA D - B0156A A00071
- 69-GETMAN CLYDE J & SUZANNE M - B0156A A00072



- 70-STRAHL DONALD L & BARBARA L - B0156A A00073
- 71-SIRASOMBATH CHRISTY N & BOUNSOU - B0156A A00074
- 72-MCGAN TERRY G & PAMELA D - B0156A A00075
- 73-DAWSON JASON A & AMBER R - B0156A A00076
- 74-KIRBY FAMILY TRUST - B0156A A00067
- 75-TORRES RUBEN & MARIA L PALACIO - B0156A A00066
- 76-SIGLER MIKEL Z - B0156A A00065
- 77-BRYAN MICHAEL D & TERESA A - B0156A A00064
- 78-ALLEN DAVID L REVOCABLE TRUST - B0156A A00063
- 79-GREENE DAVID E & HELEN D - B0156A A00076
- 80-BUI DUNG N & MINH H TRINH - B0156A A00077
- 81-MASON LEONARD E AND SHIRLEY K MASON - B0156A A00078
- 82-STRIKLAND LARRY M & BILLIE J - B0156A A00062
- 83-MELTON CHELSEA A & JOSEPH B - B0156A A00081
- 84-POSEY RONALD W & NANCY D - B0156A A00082
- 85-JACOBSON STEPHEN M & MARY L - B0156A A00080
- 86-RODGERS STEVEN M & KATHLEEN L - B0156A A00058
- 87-AUFDENKAMP NED & NICOLE - B0156A A00057
- 88-BENEFIELD DOWARD T & JANIE R - B0156A A00056
- 89-WOODS AMANDA F - B0156A A00055
- 90-FERNANDEZ CLAUDIO A JR - B0156A A00054
- 91-MOYES DAVID A SR & ANTHEA F - B0156A A00053
- 92-CEDAR OAKS HOMEOWNERS ASSOC INC - B0157W D00001
- 93-GEORGE FRANK W & MARY L - B0156A A00052
- 94-GREEN MARY B - B0156A A00051
- 95-VICK FRANK L & KRISTI T - B0156A A00050
- 96-BEAVER BLAINE & CASEY - B0156A A00049
- 97-LAXTON JENNIE L & JONATHAN D - B0156A A00048
- 98-HAMPTON TONI L AND JALEN M HAMPTON AND - B0156A A00047
- 99-JONES FRANK & JO ANN - B0156A A00046
- 100-ALEXANDER JOSHUA & DEANNA DANIEL - B0156A A00045
- 101-KENDALL RICKY J - B0156A A00079
- 102-TESREAU CONNIE G & JOANN S - B0156A A00038C
- 103-JOYNT GERALD D & CAROLYN K - B0156A A00039
- 104-AFFORDABLE MANAGEMENT LLC - B0156A A00040
- 105-TOWNSEND MICHAEL E & SHERRY E - B0157E A00035
- 106-READ MATTHEW T AND LEIGH A SEWARD (RS) - B0157E A00036
- 107-JORDAN JAMES W & ELEANOR S - B0157E A00037
- 108-CULLEY TRACY AND GEORGE RUSSELL AND - B0157E A00051



THIS IS TO CERTIFY THAT THIS PROPERTY (THE SUBJECT PROPERTY SURVEYED) IS NOT WITHIN THE LIMITS OF A DESIGNATED "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD". THE SUBJECT PROPERTY, BY GRAPHICAL REPRESENTATION ONLY, LIES WITHIN ZONE X DEFINED AS BEING, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FEMA FIRM MAP NUMBER 47157C0010C & 47157C0030C DATED FEBRUARY 6, 2015 BASED UPON OUR INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES. NO SURVEYING OR ENGINEERING WAS PERFORMED FOR THIS SURVEY TO DETERMINE FEMA FLOOD LIMITS.

REVISION		
ITEM NO.	DESCRIPTION of CHANGE	APPROVAL DATE



WANHOO ROAD RETAIL CENTER  
 DEVELOPER: MOHAMED ELDAHAN  
 ENGINEER: EFI GLOBAL

SHEET 1 of 1		
CITY OF BARTLETT DIVISION OF ENGINEERING		
VICINITY MAP		
LOCATION: 5866 IVANHOE ROAD BARTLETT, TENNESSEE		
SURVEY	DATE	BOOK
DESIGN BY: EFI GLOBAL	DATE 07.07.25	SCALE AS NOTED
REVIEWED		
DEPUTY CITY ENGINEER	DATE	CITY ENGINEER

October 4, 2025

# Letter to City of Bartlett Planning Commission Opposing Rezoning of 5866 Ivanhoe Rd

## Formal Statement of Opposition

To the Honorable Members of the City of Bartlett Planning Commission,

We are writing to you as concerned residents regarding the proposed rezoning of the property located at 5866 Ivanhoe Rd, Bartlett, TN 38134. We wish to respectfully express **our strong opposition to this rezoning request.**

We are deeply concerned that the proposed changes will negatively impact the character and stability of our neighborhood. Rezoning this parcel will result in increased traffic congestion, strain on local infrastructure and services, and a potential decrease in property values for current homeowners. Many residents chose this area for its established character and sense of community, and altering the zoning could fundamentally change the nature of our neighborhood.

Furthermore, there is apprehension among neighbors about the potential for increased noise and reduced safety, particularly when the rezoning allows a business or several businesses and/or commercial uses that are not in harmony with the surrounding residential area. These worries are not unfounded, and I urge the Commission to take into account the voices and well-being of the existing residents.

Please also take into consideration our beautiful Freeman Park and all the activities that happen there. And, the bad situation this property change will create for the Park activities of which there are many. As well as the accessibility to and from Freeman Park.

It is our belief that this rezoning will create even more traffic via Ivanhoe to Surrey Park to Bragg Lane to Stage Road. Traffic from Bartlett Blvd. has for years used this route as a shortcut from there to Stage Road. We ourselves have verified that over 300 cars daily use this route as a shortcut. We personally have at various times counted the cars that do this. AND, by the way almost every car that comes that path RUNS THE STOP SIGN AT CAMELIA

LANE AND SURREY PARK, AND THE STOP SIGN AT CAMELIA LANE AND BRAGG LANE.  
EVEN POLICE CARS RUN THAT STOP SIGN!!

I respectfully request that the Commission thoroughly consider the long-term effects that this rezoning could have on our community and prioritize the concerns of those who call this area home. Please preserve the integrity and residential quality that make our neighborhood so special.

**I request that the Planning Commission do not approve this rezoning consideration. And, that the Mayor and Aldermen ABSOLUTELY VOTE NO ON THIS REZONING REQUEST. I do not believe that you nor the Mayor and Aldermen would want this in your residential neighborhood. VOTE AS IF YOU LIVED NEXT DOOR TO THIS Rezoning request!!!!**

Thank you for your attention to this important matter. I appreciate your service and dedication to the City of Bartlett and its residents.

Sincerely,  Cell # 901-870-7966  


IRA T. TAYLOR & PEGGY J. TAYLOR

2765 SURREY PARK DRIVE

BARTLETT, TN 38134-4654

[FIREBURD7@AOL.COM](mailto:FIREBURD7@AOL.COM)

October 5, 2025

Attn: Kimberly Taylor

Director of Planning and Economic Development

Bartlett City Hall Annex

632 Stage Road

Bartlett TN 38134

Re: Rezoning Request for 5866 Ivanhoe Road

To Members of the Bartlett Planning Commission:

We join our neighbors in strongly opposing the rezoning of 5866 Ivanhoe Road.

We have lived in our home at 5859 CEDAR OAK COVE, BARTLETT TN 38134, for forty years.

Others have resided in our neighborhood for a longer period. As a group, we have purchased our homes, kept them maintained to the best of our abilities, paid our property taxes, voted, raised our children and supported local schools. We have patronized nearby restaurants and retail and service outlets, thereby contributing to Bartlett's sales tax revenues. We are the real investors in our residential area.

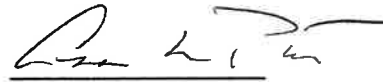
On the other hand, and to the best of our knowledge, Mr. Eldahan has no attachments to our neighborhood prior to purchase of the Ivanhoe Road property. So far as we are aware, Mr. Eldahan's sole interest in our neighborhood is that of personal gain. Given that he may have a sincere desire to support Bartlett's commercial activities, we would welcome his utilization of available real estate currently for sale or lease, already zoned for commercial purposes, and in need of occupants. A quick look at internet resources such as Loopnet.com, Cityfeet.com, and CommercialCafe.com indicates that there are many nearby opportunities that could be investigated.

We ask that you support us in maintaining our neighborhood as the welcoming home that it has always been – one where we and our neighbors will want to remain and one where others will want to bring their families. Please vote no on the 5866 Ivanhoe Road rezoning request.

Respectfully,



David Poteat



Ann Poteat

## Sam Harris

---

**From:** Donna Davenport <dfdcats@gmail.com>  
**Sent:** Sunday, October 5, 2025 3:37 PM  
**To:** David Parsons; Brad King; Robert Griffin; David Reaves; Monique Williams; Jack Young; Kevin Quinn; Kim Taylor; Sam Harris  
**Subject:** [External]Rezoning of 5866 Ivanhoe Road, Bartlett, TN

**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.**

Dear Mayor, Aldermen, and Planning Commission of Bartlett, TN:

We are Doug and Donna Davenport and are emailing you concerning the upcoming Public Hearing on Monday, October 6, 2025, regarding the rezoning of the property at 5866 Ivanhoe Road in Bartlett, TN, from RS-10 Residential to C-G General Business. We hope there will be a time to express our thoughts at this hearing, but thought it might be good for you to know our views prior to the meeting.

We have lived at 5995 Hickory Grove Lane in Bartlett for over 41 years. We raised both of our sons here. They attended Bartlett schools, played sports, played in the neighborhood, and graduated from Bartlett High School. Our youngest son is now married and raising his family of 3 boys in Bartlett.

We have loved our neighborhood ever since we moved here. It is not as old as the beautiful homes located in the Historical District of Bartlett, but Surrey Woods is one of the older neighborhoods in Bartlett. It is where many of us have raised our children and where we have chosen to continue to live because it still has a very safe, homey, down-to-earth, “neighbor-taking-care-of neighbor” charm that many newer communities have yet to develop. It is where many of you, along with our wonderful police and firemen, have often joined us in our annual “Bartlett’s Night Out” celebrations. Surrey Woods is our HOME...which is why we, along with many others, are opposed to the possible rezoning of the property in question which would allow retail businesses to be located at the very entrance to our neighborhood home.

We believe the creek that is located between the 5866 Ivanhoe property and the retail shops of Normandie Place is a very natural and perfect dividing line between business activity and neighborhood life in our community. We feel a retail shop or business located at the entrance of Surrey Woods would greatly decrease the “neighborhood” feel and its peaceful character and quiet atmosphere, as well as home values, and that it would be especially disturbing to the homes within the first few lots, coves, and streets.

We also would like to ask...why do we need a new development for a retail business? Currently there are lease spaces available in Normandie Place, the Malco Plaza (where Tuesday Morning was once located), the Kroger shopping center, along the 2800 block of Bartlett Road, and what about the corner lot at Bartlett Road and Stage where Warr & Geurin Garage was once located? All of these are located just blocks away from the Ivanhoe location in question and yet are already zoned for business. There are also many more available spaces located all over Bartlett! Shouldn't we focus on getting these current retail areas filled with businesses and tenants rather than rezoning and breaking ground on a new property...especially a property in a neighborhood???

PLEASE...PLEASE DO NOT ALLOW THE ENTRY LOT IN OUR BEAUTIFUL ESTABLISHED SURREY WOODS NEIGHBORHOOD TO BE REZONED FOR A BUSINESS OR SOMETHING OTHER THAN A FUTURE HOME. PLEASE HELP US SAY **NO** TO THIS REZONING REQUEST. AGAIN, WE RESPECTFULLY SAY...PLEASE.

Thank you,

Doug and Donna Davenport

## Sam Harris

---

**From:** Kim Taylor  
**Sent:** Friday, October 3, 2025 4:11 PM  
**To:** Sam Harris  
**Subject:** FW: [External]Proposed Re-zoning 5866 Ivanhoe

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



---

**From:** STEVE EBBERS <sebbbers@comcast.net>  
**Sent:** Friday, October 3, 2025 4:10 PM  
**To:** Kim Taylor <ktaylor@cityofbartlett.org>  
**Subject:** [External]Proposed Re-zoning 5866 Ivanhoe

**WARNING**

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

Hello Ms. Taylor,

My name is Steve Ebbers. My wife, Liz, and I are long-term residents of Bartlett. We own two homes in Bartlett, including a house where my daughter currently lives on Steeplechase Drive just around the corner from the Ivanhoe property. That home has been in our family for over 50 years.

We were attracted to Bartlett for a lot of reasons but especially because of the neighborhood friendly atmosphere, with a clear separation of residential and commercial property. City planners have done a great job of protecting the City's residential neighborhoods and Bartlett has grown as a result of those efforts.

You are being asked now to change the city plan and to change the zoning of this one stand-alone residential property from residential to commercial. This would be the only commercial property on Ivanhoe. A commercial establishment on this property will change the character of the surrounding neighborhood and change the character of Freeman Park.

We attended the information meeting held by the owner several weeks ago at Singleton Community Center. The property owners acknowledged that they knew the property was zoned residential when they bought it and that they originally planned to build homes on the property. When the City limited the number of homes to less than the owners had hoped, they decided to try to have the property rezoned commercial.

This change is not in the best interest of the City of Bartlett, and it is certainly not in the best interest of the surrounding neighborhood. The change is requested to maximize the owners' profit on this property. They do not know what business will be built there, they just want it to be zoned commercial.

There is no shortage of available commercial space in Bartlett. It is my understanding that Bartlett currently has over 120,000 square feet of vacant retail space, which does not include additional available space for sale that has already been zoned commercial.

A commercial property at this location will be a traffic nightmare. The amount of traffic trying to enter the property on the Ivanhoe entrance will create a dangerous situation and the entrance on Bartlett Boulevard will be immediately after the traffic light creating additional hazards.

There is certainly no reason for commercial space to encroach on the surrounding neighborhood. When you look at the map on the Register of Deeds site, there is no commercial property south of the Ivanhoe property, no commercial property east of the Ivanhoe property, and there is beautiful Freeman Park west of the property. There is commercial property north of the Ivanhoe property, but that commercial property is separated by a natural boundary of a rather large tree lined drainage ditch and easement.

The City of Bartlett planners, in their wisdom, zoned this property residential. There are many reasons for the property to maintain its residential zoning. There is no compelling reason to change that zoning to commercial. Maximizing the owners' profit at the expense of the City of Bartlett and the surrounding neighborhood is certainly not a reason to rezone this property. The owner can still build homes on this property, provided the plans are approved by the City of Bartlett.

Thank you,  
Steve Ebbers

## Sam Harris

---

**From:** Kim Taylor  
**Sent:** Friday, October 3, 2025 4:03 PM  
**To:** Sam Harris  
**Subject:** FW: [External]5866 Ivanhoe

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



---

**From:** Hannah Guess <hannahguess@yahoo.com>  
**Sent:** Friday, October 3, 2025 1:15 PM  
**To:** Kim Taylor <ktaylor@cityofbartlett.org>  
**Subject:** [External]5866 Ivanhoe

**WARNING**

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

To whom it may concern:

As residents of Tickle Drive, we are vehemently opposed to the proposed rezoning of 5866 Ivanhoe Road. Allowing the rezoning of this residential area to commercial would be a detriment to the neighborhood.

We bought in Bartlett just shy of three years ago as first time homebuyers and something we particularly enjoyed about this area was the strong neighborhood feel. In our time on Tickle, we have been welcomed by neighbors from many streets over; there is a strong sense of community in this area, with neighbors looking out for neighbors. Being outside on a nice day, you will find kids playing and riding bikes, people working in their gardens, families walking dogs, and neighbors checking in on one another. It would be a great shame to destroy the quiet solitude of this neighborhood by allowing for commercial development just up the street.

The addition of the traffic light and crosswalks at Ivanhoe and Bartlett Boulevard have been a welcomed change in making access to the park and all of the community events there easier for people in the neighborhood and entire surrounding area. We fear that putting a commercial development right at this corner would negate all the benefits of this easier park access by increasing traffic to the area.

Additionally, we have concerns about the lack of notice of this proposed rezoning. Mailings and announcements should have gone out to far more in the area than they did; we only heard of the specific plans for the site through social media, and with many elderly neighbors would do not have social media accounts, it feels as though more effort should have been taken to make sure that the voices of all neighbors were heard in regards to this proposal.

There are far too many commercial buildings already sitting empty; creating another area to potentially be an empty storefront seems shortsighted. Perhaps if the developer is interested in making money from the land, he could utilize it as is and build some single-family homes to allow more people to enjoy our peaceful neighborhood.

Please hear the voices of those of us who live in the area and do not approve this proposed rezoning.

Thank you for your time,

Mitchell and Hannah Cothron  
2667 Tickle Drive

## Sam Harris

---

**From:** Kim Taylor  
**Sent:** Friday, October 3, 2025 4:02 PM  
**To:** Sam Harris  
**Subject:** FW: [External]Opposition to the proposed Rezoning of 5866 Ivanhoe Road

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



---

**From:** Liz Ebbers <lizzy2000@yahoo.com>  
**Sent:** Friday, October 3, 2025 1:27 PM  
**To:** Kim Taylor <ktaylor@cityofbartlett.org>; David Parsons <dparsons@cityofbartlett.org>  
**Subject:** [External]Opposition to the proposed Rezoning of 5866 Ivanhoe Road

**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.**

Hi there,

I noticed a sign posted at the corner lot where the property owner is asking for rezoning from R-10 to C-G General Business. I am opposed to this, along with many of my neighbors.

I am the property owner of 5936 Steeplechase Drive in the Surrey Woods Subdivision. My family has owned this home since 1977. We love this neighborhood. We understand how dangerous and challenging this section of Bartlett Blvd really is. Over 40 years ago my family was involved in a traffic accident right at this very intersection. That was before the light was installed. Needless to say, we are pleased with the new light. It allows us to safely enter our neighborhood from Bartlett Blvd. However, with a commercial business right on this corner, I am concerned that everything that was done to help the residents enter and leave Ivanhoe Road will be negated from a commercial enterprise at this corner. I believe the amount of commercial traffic will negatively impact this neighborhood.

I was concerned and attended the general business meeting back in July. The engineer and owner proposed drawings showing their vision for 1 1/2 acres of the 3.14 acres. This Ivanhoe Road property has flood zone restrictions. The creek runs alongside the property.

In the 1 1/2 acres of buildable space, they are proposing 3 structures/buildings, one building would have a drive-through window, and 85 parking spaces, and entrances and egresses on both Ivanhoe Road and Bartlett Blvd.

This meeting was packed with the neighborhood. We overwhelmingly opposed this commercial development. Our concerns:

1. There is not any other commercially zoned property on Ivanhoe Road. Ivanhoe Road is a through-fare road into a solid residential neighborhood. If you vote to allow this commercial rezoning, then there will be a lot of commercial activity in a neighborhood. We want to protect where we live to be a contained, safe, and peaceful area. Commercial businesses do not belong in residential neighborhoods. That's why we abide by zoning and respect zoning restrictions. Proper zoning protects neighborhoods from the amount of traffic, deliveries, noise, congestion, parking overflow, commercial lighting, and excessive trash that are indicative of commercial businesses.

2. The amount of traffic that will be generated will negatively impact the neighborhood for those entering and exiting on Ivanhoe Road. This is a single residential road. It is not ideally suited to accommodate the amount of traffic these businesses will generate - just imagine 85 cars and continuous traffic on Ivanhoe Road. It will cause back-ups on Ivanhoe Road in both directions. This traffic will make Ivanhoe Road more dangerous.

3. The amount of traffic that will use the Bartlett Blvd Road entrances will cause congestion for those turning left into the property. For those who are traveling down Bartlett Blvd turning right into the property will cause those traveling 40 miles/hour to be mindful of the slowing turning traffic. And those leaving the property will have a blind-spot for the traffic on Bartlett Blvd.

4. In addition, the owner said he would also need special consideration to alter the Bartlett Blvd entrance over a portion of the flood zone area, aligning with the cut-outs on Bartlett Blvd. I am concerned how this will impact the surrounding property when the ditch is filled in. Will the lower property now flood? How will the altered entrance impact the traffic flow on Bartlett Blvd? Is this wise?

5. The drive-through tells me that they are expected flow through traffic. So the plans allowing 85 cars on this property now has expanded exponentially. Rumors circulating say it may be a Sandwich shop or a Smoothie-King. So the above concerns are now even more disconcerting. I believe there will be a lot of moving traffic spilling into the neighborhood streets. Will this be like the Chick-filet on Poplar Avenue where traffic flow is backed up onto the street. Is this what we can expect on Ivanhoe Road?

6. Did you know that Rajun Cajun has both entrances and egresses on the side street - you can not enter from Bartlett Blvd. And there are approximately 40 parking spaces for this restaurant. There is not an operable drive through window either. It does not promote quick flow through car traffic. There are no homes immediately near this restaurant that would have to deal with the noise, traffic, and trash. Rajun Cajun restaurant does not impact traffic flow from any of the surrounding streets. This restaurant does not negatively impact a neighborhood, unlike what is being proposed on Ivanhoe Road. So given the doubled amount of parking, will this commercial property on Ivanhoe be double the size in comparison to Rajun Cajun? If it is, then I don't believe the Ivanhoe Road corner area can withstand that much traffic, noise and congestion.

So why this property.... it was purchased as residential 3 years ago for \$180k for the 3.14 acres. Originally, the owner said he had plans to put 5 residential homes there. But then discovered that this property has a flood zone restriction. So the usable/buildable space was reduced to 1 1/2 acres. Our neighborhood would welcome plans to build in alignment with the neighborhood. It is well within his rights to build 3 residential homes R10 on this property. We are not opposed to residential R-10 building. We are opposed to commercial building in this residential neighborhood. I was taken back when the engineer said during the meeting that the owner was not interested in building 3 homes on the residential property.

Instead, I believe the owner wants to alter the neighborhood. Not to better the neighborhood but to negatively burden the neighborhood- for his mere financial benefit that a commercially zoned property will bring to him. Meanwhile, we as homeowners and residents of this neighborhood will be left with congestion, traffic, noise and the possibility of having a blighted property should the businesses fail - all right in our neighborhood because it is not the right location for a commercial business.

In summary, there are plenty of available commercial properties, so if the owner was truly interested in investing in Bartlett there are better choices to have a successful business. Better choices that will allow the patrons easy entrance and exiting. Better choices that do not alter a neighborhood negatively. Better choices for street visibility.

Help us keep our neighborhood as a neighborhood.

Thank you for your consideration and reading this long opposition.

Liz Ebbers



September 29, 2025

Ms. Kimberly Taylor  
Director of Planning and Economic Development  
Bartlett City Hall Annex  
6382 Stage Road  
Bartlett TN 38134

Dear Ms. Taylor,

We are writing in regard to the rezoning request being made for the property at 5866 Ivanhoe Road, which is on the Planning Commission agenda for October 6, 2025 (see copy of Notice, attached).

We have owned the property at 5920 Ivanhoe Road since 2004. Our property is less than 200 feet from the property being considered for rezoning from Single Family Residential to General Business.

When we purchased our property over 20 years ago, we were taken with the nature of the neighborhood, which consists of mostly owner-occupied family homes in a fairly quiet, heavily treed, well-established residential neighborhood. These facts directly contributed to our decision to purchase the property as our forever home.

City zoning is not arbitrary, un-informed or random. Zoning is intended, among other things, to protect the interests of the people purchasing and developing or improving their properties. Our neighborhood of Surrey Park and the surrounding residential neighborhoods were zoned Single Family Residential for a reason – to protect the interests of those seeking to purchase, develop and improve residential properties. If a potential residential purchaser cannot be assured that the surrounding neighborhood will remain residential, the risk of losing the character of the neighborhood and potentially losing property value may be a deterrence. If we thought a property less than 200 feet from our home could arbitrarily be rezoned to General Business, we would have never purchased our property.

There are available commercial properties a short distance North of the property at issue here. It defies logic that a long-established residential property would need to be rezoned for commercial interests, when there are numerous existing and available commercial properties nearby.

Thank you for hearing and considering our concerns.

Sincerely,



Thomas M. Arndt and Sharon L. Rieger  
5920 Ivanhoe Road  
Bartlett TN 38134

## Sam Harris

---

**From:** Kim Taylor  
**Sent:** Friday, October 3, 2025 8:36 AM  
**To:** Sam Harris  
**Subject:** FW: [External]5866 Ivanhoe Rd

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



---

**From:** Emily Breckenridge <emilybreck@gmail.com>  
**Sent:** Thursday, October 2, 2025 5:29 PM  
**To:** David Parsons <dparsons@cityofbartlett.org>; Kim Taylor <ktaylor@cityofbartlett.org>  
**Subject:** [External]5866 Ivanhoe Rd

**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.**

To Whom it May Concern,

I am writing to express my strong opposition to the rezoning of the property at 5866 Ivanhoe Rd. As a resident of a surrounding neighborhood who frequently visits Freeman Park and the surrounding commercial developments, it is my opinion that there are already too many vacant commercial spaces for rent in the area. Vacant buildings become an eyesore to the community, invite crime, and hinder property values.

Furthermore, the current zoning is most appropriate, considering the close proximity to other homes and neighborhood amenities, such as Freeman Park.

I ask that you consider the residents and our wishes, and do not grant this request.

Sincerely,  
Emily Breckenridge  
(901)487-8653

3329 Doberman Cv.  
Bartlett, TN 38134

## Sam Harris

---

**From:** Kim Taylor  
**Sent:** Monday, September 29, 2025 9:19 AM  
**To:** Sam Harris; Leslie Brock  
**Subject:** FW: [External]5866 Ivanhoe Road

Good morning,

This is for the record. See email below:

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



---

**From:** Rie Mcghee <eklcam@yahoo.com>  
**Sent:** Saturday, September 27, 2025 9:55 AM  
**To:** Kim Taylor <ktaylor@cityofbartlett.org>  
**Subject:** [External]5866 Ivanhoe Road

**WARNING**

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

Good morning!

I just received information from a neighbor about rezoning the property at the end of our street. I live at 6096 Ivanhoe Road.

I don't necessarily want to speak at the meeting, but wanted you to know that I am against the rezoning.

I love our neighborhood. I love the parks in our neighborhood. And I especially love that businesses are within walking distance, but NOT directly in our neighborhood.

Both of my daughters went to Bartlett High School, and I always worried about their walking to school because of all the traffic. Thank goodness the city of Bartlett installed that wonderful light at Ivanhoe and Bartlett Blvd. Thank you for that!! We have lots of walkers, runners, and children in our neighborhood. Let's keep them safe. Also, I don't see the value in having anything commercial at the end of our

neighborhood, especially if one day, it ends up empty or abandoned. There are plenty of other open commercial spaces.

Please keep our neighborhood commercial zone-free.

Thank you for your consideration.

Annmarie Ghio  
6096 Ivanhoe Road

[Sent from Yahoo Mail for iPhone](#)

July 23, 2025

# Letter to City of Bartlett Planning Commission Opposing Rezoning of 5866 Ivanhoe Rd

Formal Statement of Opposition

To the Honorable Members of the City of Bartlett Planning Commission,

I am writing to you as a concerned resident regarding the proposed rezoning of the property located at 5866 Ivanhoe Rd, Bartlett, TN 38134. I wish to respectfully express my strong opposition to this rezoning request.

I am deeply concerned that the proposed changes will negatively impact the character and stability of our neighborhood. Rezoning this parcel will result in increased traffic congestion, strain on local infrastructure and services, and a potential decrease in property values for current homeowners. Many residents chose this area for its established character and sense of community, and altering the zoning could fundamentally change the nature of our neighborhood.

Furthermore, there is apprehension among neighbors about the potential for increased noise and reduced safety, particularly if the rezoning allows for higher density development or commercial uses that are not in harmony with the surrounding residential area. These worries are not unfounded, and I urge the Commission to take into account the voices and well-being of the existing residents.

I respectfully request that the Commission thoroughly consider the long-term effects that this rezoning could have on our community and prioritize the concerns of those who call this area home. Please preserve the integrity and residential quality that make our neighborhood so special.

I request that you VOTE NO on this rezoning consideration. I do not believe that you would want this in your residential neighborhood. VOTE AS IF YOU LIVED NEXT DOOR TO THIS

Rezoning request!!!!

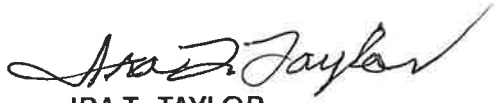
**RECEIVED**

JUL 28 2025

**CITY OF BARTLETT**

Thank you for your attention to this important matter. I appreciate your service and dedication to the City of Bartlett and its residents.

Sincerely,

A handwritten signature in black ink that reads "Ira T. Taylor". The signature is fluid and cursive, with a long horizontal stroke at the end.

IRA T. TAYLOR

2765 SURREY PARK DRIVE

BARTLETT, TN 38134-4654

[FIREBURD7@AOL.COM](mailto:FIREBURD7@AOL.COM)

7/23/2025

7/27/25

PLANNING COMMISSION  
CITY OF BARTLETT, TENN.  
6382 STAGE ROAD  
BARTLETT, TN 38184

DEAR SIRs:

RE: REZONING OF 5866 IVANHOE ROAD

PLEASE ADD MY NAME TO THOSE OPPOSING THE REZONING OF THE ABOVE PROPERTY.

ACCORDING TO THE PLANS I PICKED UP AT PLANNING COMMISSION, THERE IS TO BE 4 BUSINESSES ON THIS small LOT WHICH IS IN A RESIDENTIAL NEIGHBORHOOD.

THIS INTERSECTION HAS BEEN A PROBLEM FOR YEARS & YEARS UNTIL CITY FINALLY HAD A RED LIGHT INSTALLED. I AM VERY DISAPPOINTED THAT THE CITY 1. WOULD EVEN CONSIDER APPROVING THIS LOCATION FOR ANY BUSINESS NOR (2) 4 BUSINESSES FOR THE LOCATION, (3) OR PLACE THE ENTRANCE IN THE DISTANCE FROM THE RED LIGHT & (4) THE PRIVATE DRIVE OF THE NEXT DOOR HOMEOWNER. THIS WOULD BE A NIGHTMARE FOR THE INTERSECTION AND THE HOMEOWNER & THE NEIGHBORHOOD!

ADDED TO THESE PROBLEMS IS THE PROBLEM THAT TRAFFIC ENTERING BARTLETT USE IVANHOE TO SHORTCUT THE DRIVE TO STAGE ROAD BY ENTERING IVANHOE, GO TO SURREY PARK AND BRAGG LANE TO GET TO STAGE RD AND ELMORE PARK INTERSECTION. I KNOW THIS BECAUSE I HAVE COUNTED WITHIN AN HOUR OF OVER 150 CARS USING THIS SHORTCUT WHICH WOULD ALSO INCREASE THE PROBLEM AT THIS INTERSECTION.

I'M BEGGING YOU DO NOT APPROVE THIS REZONING. THERE ARE PLENTY OF OTHER BUSINESS PROPERTIES AVAILABLE MORE SUITABLE THAN THIS LOCATION.

THANK YOU FOR YOUR CONSIDERATION.

*Peggy M. Taylor*

PEGGY MAX TAYLOR  
2765 SURREY PARK DRIVE  
BARTLETT, TN 38134-4654

**RECEIVED**

JUL 28 2025

**CITY OF BARTLETT**

Why rezone the property at 5866 Ivanhoe Road from residential zoning district to the general business district Based on reports and meeting notices from July 2025, the proposed rezoning of 5866 Ivanhoe Road in Memphis from a residential to a general business district was intended to facilitate a community-focused commercial development. The rezoning was proposed to bring new value to the neighborhood by introducing more local options for food, services, and other community-oriented businesses. However, the rezoning request was ultimately recommended for rejection by staff of the Memphis and Shelby County Office of Planning and Development (OPD) and faced public opposition.

### Reasons for the rezoning request

- **Introduce local businesses:** The proposal was submitted by Mohamed Eldahan, who stated a vision to "bring new value to the neighborhood by introducing more local options for food, services, and community-focused development".
- **Unlock development potential:** Proponents of the change likely saw an opportunity to develop a commercial project on the property, which is situated at the corner of Bartlett Boulevard and Ivanhoe Road. Rezoning can increase a property's value by allowing for more lucrative uses than a single-family home.

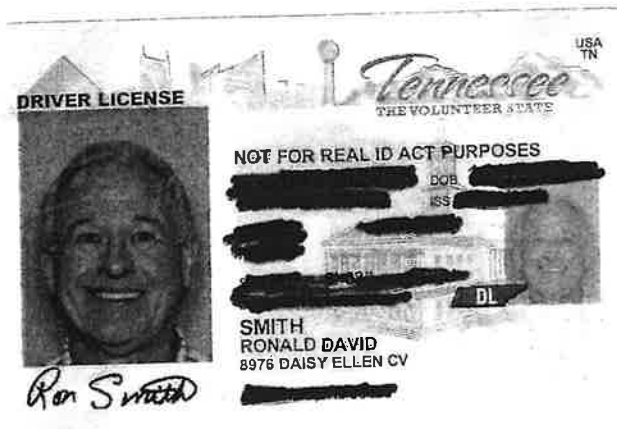
### Reasons for staff rejection and public opposition

- **General commercial use is too broad:** The OPD staff report from March 2025 highlighted that the requested zoning of General Business District (GB) was too intensive and allowed for "undesirable uses such as a nightclub, tavern, or used tire shop" with no specific development plan in place. This was cited as a primary reason for recommending rejection.
- **Inconsistent with the Memphis 3.0 Plan:** Staff found the proposal inconsistent with the city's comprehensive plan. The property is surrounded by residential and office land uses, and rezoning it for high-intensity commercial use was considered inappropriate.

- **Conflict with neighboring residential uses:** The proposal faced public opposition from neighboring residents concerned about the negative impacts of a commercial establishment. One resident noted that there were already vacant, established commercial spaces nearby that could be used for a deli or other small business, questioning the need for a new business on a residential corner.
- **Floodplain location:** A portion of the property is located in a floodplain, and OPD staff stated that large-scale commercial development is "strongly discouraged" in such areas.

### Outcome of the proposal

Due to the inconsistencies with city planning, potential for undesirable uses, and public opposition, staff recommended rejecting the rezoning request. This highlights that while developers may propose rezoning to create new business opportunities, the proposal must align with a city's comprehensive plan and gain support from the local community and planning officials to be approved.



**Letter of Support – Rezoning for 5866 Ivanhoe Rd**

Betty Malone

6078 Flynhill Dr

Bartlett, TN 38135

901-833-6578

July 26, 2025

Dear Members of the Planning Commission,

As a longtime resident and senior citizen of Bartlett, I am writing in support of the rezoning request for the property at 5866 Ivanhoe Rd. Having lived in this area for many years, I've seen how important it is to have convenient, accessible, and community-focused places that enhance our daily lives.

For many of us older residents, having nearby options to sit down for a meal, enjoy a coffee, or meet with friends makes a meaningful difference. A thoughtfully developed site at this location would provide much-needed convenience without the burden of traveling far or navigating busy roads.

I appreciate the care being taken to ensure the development fits well with the neighborhood and respects the community's concerns about traffic and safety. I believe this will bring positive change to the area and offer more comfort and enjoyment to residents of all ages.

I respectfully urge you to support the rezoning of 5866 Ivanhoe Rd.

Thank you for your time and consideration.

Sincerely,

Betty Malone

Dear Kim Taylor,

As a licensed pharmacist who works remotely from home in Bartlett, I want to express my support for the proposed rezoning of 5866 Ivanhoe Rd. Spending most of my day working from home, I truly value having local, convenient places to go when I take breaks, grab lunch, or want to get out for a bit of fresh air and connection.

The idea of turning this currently vacant corner into a space that offers more options — whether it's a café, local eatery, or service-oriented business — is something I believe would greatly benefit people like me who live and work in this area every day.

Having more things to do close to home helps create a stronger, more engaging neighborhood environment. It also supports a lifestyle that doesn't require long drives or navigating busy traffic just to enjoy a quick meal or meet a friend nearby.

I support this rezoning effort because it reflects the kind of thoughtful, community-focused development that adds value without disrupting the character of the area. I appreciate the developer's efforts to engage the neighborhood and design something that fits within our town's standards.

Thank you for your time and for considering this request.

Sincerely,  
**Dannia Quran**

## Sam Harris

---

**From:** Kim Taylor  
**Sent:** Monday, October 6, 2025 10:16 AM  
**To:** Sam Harris  
**Subject:** FW: [External]Support for Rezoning at Bartlett Blvd and Ivanhoe Road

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



---

**From:** Kevin Zeng <zeng.kevin77@gmail.com>  
**Sent:** Saturday, October 4, 2025 8:16 PM  
**To:** Kim Taylor <ktaylor@cityofbartlett.org>  
**Subject:** [External]Support for Rezoning at Bartlett Blvd and Ivanhoe Road

**WARNING**

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

Good evening Ms. Taylor,

As a resident of Bartlett, I would like to express support for the proposed rezoning and land development at the intersection of Bartlett Boulevard and Ivanhoe Road. This project represents an opportunity to promote thoughtful growth and enhance the overall development of our city.

The rezoning could improve the area's appeal by attracting new businesses, creating jobs, and strengthening the local economy. Allowing for more flexible land use supports Bartlett's long-term vision of balanced progress and sustainable community growth.

It would, however, be beneficial for the development plan to include a physical separation or buffer between the commercial area and the nearby neighborhood. This would help maintain a sense of quietness and privacy for residents while still allowing the city to benefit from new investment and revitalization.

Overall, this proposal reflects a positive direction for Bartlett's future, encouraging development that benefits both current and future residents.

Sincerely,

Kevin Zeng

Natasha Scott  
3508 Sugartree Ln  
Bartlett, TN 38135

Dear Members of the Planning Commission,

I'm writing as someone who regularly spends time in the area around 5866 Ivanhoe Rd and has a strong appreciation for the positive growth we've seen in Bartlett over the years. I want to voice my support for the rezoning request for this property, as I believe it presents a great opportunity to continue that momentum in a meaningful way.

It's always exciting to see new, local businesses come to life — especially ones that bring added convenience, character, and value to the neighborhoods we frequent. The proposed project would activate a corner that has long been underused, and it would offer something useful to families, park visitors, and residents alike.

I especially support projects that reflect thoughtful planning, community input, and a long-term commitment to the area — and from what I understand, this development checks all those boxes. I believe it will blend in well with its surroundings, enhance the quality of life in the area, and serve as a welcome addition for those of us who enjoy spending time nearby.

Thank you for considering this request. I hope you will support the rezoning and allow this exciting vision to move forward.

Sincerely,

Natasha Scott

Dear Members of the Planning Commission,

I am writing to offer my support for the proposed rezoning of the property at 5866 Ivanhoe Rd. As someone who regularly visits Freeman Park, I see a great opportunity for this development to add meaningful value to the area.

Having accessible food, drink, or family-friendly spaces near the park would enhance the overall experience for visitors and residents alike. As a Stay-at-home mom with two kids, I support this project. Whether it's grabbing a bite to eat after a ball game, enjoying a coffee during a walk, or taking kids for a treat after time at the playground, this project could make Freeman Park not just a place to play — but a place to stay.

The proposed development would also improve the use of a currently vacant lot and help activate a key corner near a major community space. The addition of safe access, lighting, and pedestrian consideration in design will complement the park's atmosphere and strengthen the neighborhood overall.

I respectfully encourage the Planning Commission to approve this rezoning request, which will help deliver a thoughtful, positive improvement for the families and residents of Bartlett.

Thank you for your time and service.

Sincerely,

Patsy Culpepper Bichi

**Dear Members of Council and Planning Department,**

**I am writing to express my strong support for the rezoning application at 5866 Ivanhoe.**

**This proposal represents an important opportunity to strengthen our community by bringing much-needed [housing/commercial space/mixed-use development—tailor depending on project specifics]. The thoughtful planning for this site will not only make better use of the land but also contribute to the vibrancy and long-term sustainability of our neighborhood.**

**I believe the rezoning will provide several key benefits:**

- 1. Community Growth – By allowing a broader range of uses, this project will help accommodate the growing needs of residents and businesses in the area.**
- 2. Improved Land Use – The rezoning will ensure that this property contributes more effectively to the community fabric, rather than remaining underutilized.**
- 3. Housing/Employment Opportunities- It will bring new opportunities for small businesses, services, and jobs.**
- 4. Neighborhood Vitality – The project will encourage walkability, strengthen local commerce, and help build a more welcoming environment for both current residents and newcomers.**

**As a member of this community, I recognize the importance of thoughtful development and believe this rezoning application will benefit both current residents and future generations. I respectfully urge Council to approve the rezoning at 5866 Ivanhoe.**

**Thank you for your time and consideration.**

**Sincerely,**

**Rachel Brickeen**

**3715 Oak Forest Dr**

**Bartlett TN 38135**

**Sam Harris**

---

**From:** Kim Taylor  
**Sent:** Friday, October 3, 2025 8:35 AM  
**To:** Sam Harris  
**Subject:** FW: [External]Support for rezoning at 5866 Ivanhoe

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



---

**From:** Shatha Quran <shathaquran@yahoo.com>  
**Sent:** Thursday, October 2, 2025 7:13 PM  
**To:** Kim Taylor <ktaylor@cityofbartlett.org>  
**Subject:** [External]Support for rezoning at 5866 Ivanhoe

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

Dear Ms. Taylor,

I hope this message finds you well! I am writing in support of the rezoning application at 5866 Ivanhoe. This project will make better use of the property, bring positive growth to our neighborhood, and contribute to the community's long-term needs. I respectfully urge the approval of the rezoning.

Sincerely,

Shatha Quran  
6624 Star Valley Drive  
Bartlett, TN 38134

October 5, 2025

Ms. Kimberly Taylor  
Director of Planning and Economic Development  
Bartlett City Hall Annex  
6382 Stage Road  
Bartlett TN 38134

Re: Petition against the rezoning of 5866 Ivanhoe Rd

Dear Ms. Taylor,

The attached petition and signatures were collected from October 1<sup>st</sup> thru 5<sup>th</sup>, 2025, with overwhelming support against the rezoning of 5866 Ivanhoe Road from Single Family Residential to General Business.

Many of the signers have been neighborhood residents for multiple generations, and expressed dismay that any nearby residential property would be considered for rezoning for commercial interests.

Thank you for your consideration.

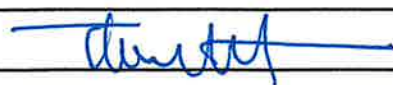
Sincerely,

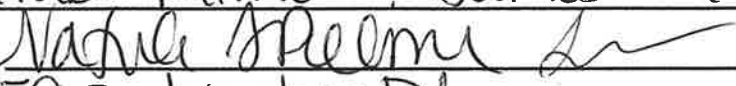


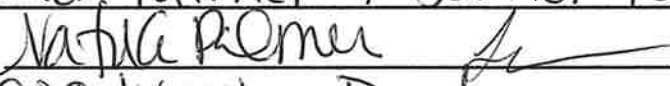
Sharon L. Rieger  
5920 Ivanhoe Road  
Bartlett TN 38134

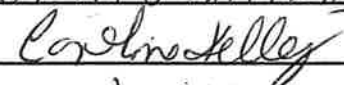
**PETITION AGAINST THE REZONING OF 5866 IVANHOE RD, BARTLETT, TN  
38134, FROM SINGLE FAMILY RESIDENTIAL TO GENERAL BUSINESS**


We, the undersigned, are opposed to the rezoning of the above property.


NAME: THOMAS M. ARNDT & SHARON L. RIEGER  
SIGNATURE:  Sharon L. Rieger  
ADDRESS: 5920 IVANHOE ROAD

NAME: Nataki Palmer & James Palmer  
SIGNATURE:   
ADDRESS: 5902 Ivanhoe Rd.

NAME: Natalci Palmer & Jamer Palmer  
SIGNATURE:   
ADDRESS: 5908 Ivanhoe Road.

NAME: Corbin & Tim Kelley  
SIGNATURE:   
ADDRESS: 2677 Larch Trail Dr

NAME: Helen & David Greene  
SIGNATURE:   
ADDRESS: 2660 Larch Trail Dr.

NAME: Tolbert & Brooke Cates  
SIGNATURE:   
ADDRESS: 2665 Larch Trail Dr.

**PETITION AGAINST THE REZONING OF 5866 IVANHOE RD, BARTLETT, TN  
38134, FROM SINGLE FAMILY RESIDENTIAL TO GENERAL BUSINESS**

We, the undersigned, are opposed to the rezoning of the above property.

NAME: Pamela McEgan  
SIGNATURE: Pamela McEgan  
ADDRESS: 2650 Larch Trail Drive

NAME: Clarence & Allean Neal  
SIGNATURE: Clarence Neal  
ADDRESS: 2647 LARCH TRAIL DRIVE 38134

NAME: Robert Fryer  
SIGNATURE: Robert Fryer  
ADDRESS: 5930 IVANHOE RD 38134

NAME: REY ZAVALA  
SIGNATURE: REY ZAVALA  
ADDRESS: 6052 IVANHOE RD.

NAME: Beth Day  
SIGNATURE: Beth Day  
ADDRESS: 5974 IVANHOE RD

NAME: RICK & MICHELLE COLLETTE  
SIGNATURE: [Signature]  
ADDRESS: 5986 IVANHOE RD

**PETITION AGAINST THE REZONING OF 5866 IVANHOE RD, BARTLETT, TN  
38134, FROM SINGLE FAMILY RESIDENTIAL TO GENERAL BUSINESS**

We, the undersigned, are opposed to the rezoning of the above property.

NAME: Adam + Amanda Mulley  
SIGNATURE: Adam + Amanda Mulley  
ADDRESS: 6000 Ivanhoe Rd Bartlett TN 38134

NAME: Diane Myers  
SIGNATURE: Diane Myers  
ADDRESS: 6018 Ivanhoe Rd Bartlett, TN 38134

NAME: Kristopher and Paula Straun  
SIGNATURE: KS PS  
ADDRESS: 6032 Ivanhoe Rd

NAME: HOWARD BENEFIELD  
SIGNATURE: Howard Benefield  
ADDRESS: 5966 Spruce Hollow Cv

NAME: David Moyes  
SIGNATURE: David Moyes  
ADDRESS: 5990 Spruce Hollow Cove

NAME: C Fernandez  
SIGNATURE: C Fernandez  
ADDRESS: 5984 Spruce Hollow Cv

**PETITION AGAINST THE REZONING OF 5866 IVANHOE RD, BARTLETT, TN  
38134, FROM SINGLE FAMILY RESIDENTIAL TO GENERAL BUSINESS**

We, the undersigned, are opposed to the rezoning of the above property.

NAME: Mary Green  
SIGNATURE: 5983 Spruce Hollow Cove  
ADDRESS: Bartlett, TN 38134

NAME: Subscribed, Frank Vick  
SIGNATURE: Subscribed  
ADDRESS: 5975 Spruce Hollow Cove

NAME: JEFF HOLT  
SIGNATURE: Jeff L. Holt  
ADDRESS: 5981 EXPLORER AVE, BARTLETT 38134

NAME: DONNA & DOUG DAVENPORT  
SIGNATURE: Donna Davenport  
ADDRESS: 5995 Hickory Grove Lane, Bartlett, TN 38134

NAME: Chris + Theres Moore  
SIGNATURE: Chris Moore  
ADDRESS: 5999 Hickory Grove Lane Bartlett TN 38134

NAME: Grant + Laura Moore  
SIGNATURE: Laura Moore  
ADDRESS: 6002 Hickory Grove, Bartlett, TN, 38134

**PETITION AGAINST THE REZONING OF 5866 IVANHOE RD, BARTLETT, TN  
38134, FROM SINGLE FAMILY RESIDENTIAL TO GENERAL BUSINESS**

We, the undersigned, are opposed to the rezoning of the above property.

NAME: Lee Roussey  
SIGNATURE: Lee Roussey  
ADDRESS: 5997 Hickory Grove Ln

NAME: DAVID EASON  
SIGNATURE: David Eason  
ADDRESS: 5943 Hickory Mt. Lane

NAME: Joyce L. West  
SIGNATURE: Joyce L. West  
ADDRESS: 5851 Sweet Oak Cv


NAME: Sheila Warnell  
SIGNATURE: Sheila Warnell  
ADDRESS: 5858 Sweet oak cove


NAME: JAMES R MOSELEY  
SIGNATURE: James R. Moseley  
ADDRESS: 5866 SWEET OAK CV


NAME: Jacob Rodgers  
SIGNATURE: Jacob Rodgers  
ADDRESS: 5940 Spruce Hollow Cv.

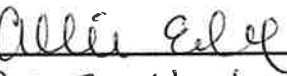
**PETITION AGAINST THE REZONING OF 5866 IVANHOE RD, BARTLETT, TN  
38134, FROM SINGLE FAMILY RESIDENTIAL TO GENERAL BUSINESS**

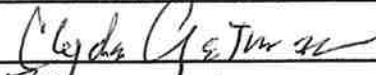
We, the undersigned, are opposed to the rezoning of the above property.

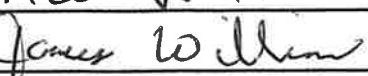
NAME: Kathleen Rodgers  
SIGNATURE:   
ADDRESS: 5940 Spruce Hollow Cv

NAME: Steven Rodgers  
SIGNATURE:   
ADDRESS: 5940 Spruce Hollow Cv.

NAME: MICHAEL WHITTEN  
SIGNATURE:   
ADDRESS: 5933 HICKORY GROVE LN

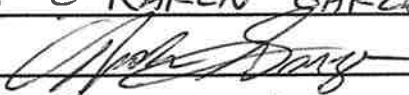
NAME: Allie Erbe  
SIGNATURE:   
ADDRESS: 5923 Hickory Grove Lane

NAME: CLYDE GETMANN  
SIGNATURE:   
ADDRESS: 5923 Hickory Grove Lane

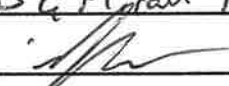
NAME: JAMES WILLIAMS  
SIGNATURE:   
ADDRESS: 2619 Kenwood Ln Bartlett TN 38134

**PETITION AGAINST THE REZONING OF 5866 IVANHOE RD, BARTLETT, TN  
38134, FROM SINGLE FAMILY RESIDENTIAL TO GENERAL BUSINESS**

We, the undersigned, are opposed to the rezoning of the above property.

NAME: NICHOLAS & KAREN GARZA  
SIGNATURE:   
ADDRESS: 6103 IVANHOE RD

NAME: Joe & Amanda Thompson  
SIGNATURE: Joseph L. Thompson Amanda Thompson  
ADDRESS: 5877 Cedar Oak Cove

NAME: JD & Mirah Mungle  
SIGNATURE:   
ADDRESS: 6138 Ivanhoe Rd. Bartlett, TN

NAME: Charles & Crystal Novak  
SIGNATURE: Crystal Novak  
ADDRESS: 6046 Ivanhoe Rd Bartlett TN

NAME: Bryan Smith  
SIGNATURE: B. Smith  
ADDRESS: 6059 Ivanhoe Rd

NAME: RICHARD & VANESSA BYRNE  
SIGNATURE: R. Byrne Vanessa Byrne  
ADDRESS: 6065 IVANHOE RD

**PETITION AGAINST THE REZONING OF 5866 IVANHOE RD, BARTLETT, TN  
38134, FROM SINGLE FAMILY RESIDENTIAL TO GENERAL BUSINESS**

We, the undersigned, are opposed to the rezoning of the above property.

NAME: FRANK TRENTHAM

SIGNATURE: Frank Trentham

ADDRESS: 6069 Ivanhoe Rd 38134

NAME: Miguel Lesmes

SIGNATURE: Miguel

ADDRESS: 6075 Ivanhoe Rd 38134

NAME: Ashley Lesmes

SIGNATURE: Ashley Lesmes

ADDRESS: 6075 Ivanhoe Rd 38134

NAME: Mark Herr

SIGNATURE: Mark A. Herr

ADDRESS: 6115 Ivanhoe Road

NAME: Samuel and Sharon Locastro

SIGNATURE: Sharon Locastro

ADDRESS: 6128 Ivanhoe Rd.

NAME: Carolyn H Henson

SIGNATURE: Carolyn H Henson

ADDRESS: 6123 Ivanhoe Rd Bartlett, TN 38134

**PETITION AGAINST THE REZONING OF 5866 IVANHOE RD, BARTLETT, TN  
38134, FROM SINGLE FAMILY RESIDENTIAL TO GENERAL BUSINESS**

We, the undersigned, are opposed to the rezoning of the above property.

PRINT NAME: FRED SANSON C  
SIGNATURE: Fred Sansone  
ADDRESS: 6127 IVANHOE RD

PRINT NAME: HOMER CRAFT JOAN CRAFT  
SIGNATURE: HOMER CRAFT  
ADDRESS: 6143 IVANHOE RD

PRINT NAME: Kevin Rhodes  
SIGNATURE: Kevin Rhodes  
ADDRESS: 6155 Ivanhoe

PRINT NAME: Lara Weaver  
SIGNATURE: Lara Weaver  
ADDRESS: 6149 Ivanhoe

PRINT NAME: Timmy Johnson  
SIGNATURE: Timmy Johnson  
ADDRESS: 6161 Ivanhoe

PRINT NAME: ROBERTA TAYLOR  
SIGNATURE: Roberta Jo Taylor  
ADDRESS: 6215 Ivanhoe Bartlett Tenn

**PETITION AGAINST THE REZONING OF 5866 IVANHOE RD, BARTLETT, TN  
38134, FROM SINGLE FAMILY RESIDENTIAL TO GENERAL BUSINESS**

We, the undersigned, are opposed to the rezoning of the above property.

PRINT NAME: Michael Folis  
SIGNATURE: *Michael Folis*  
ADDRESS: 6223 IVANHOE RD.

PRINT NAME: JAMES WILLIAMS  
SIGNATURE: *James Williams*  
ADDRESS: 6233 IVANHOE Rd

PRINT NAME: AL ESTES  
SIGNATURE: *Al Estes*  
ADDRESS: 2449 Elmorc park Rd


PRINT NAME: Mark Weeks Lisa Weeks  
SIGNATURE: *Mark Weeks Lisa Weeks*  
ADDRESS: 6220 Ivanhoe Rd

PRINT NAME: JAMES MARTIN Carolyn MARTIN  
SIGNATURE: *James Martin Carolyn Martin*  
ADDRESS: 6219 IVANHOE RD

PRINT NAME: Rudy Smout  
SIGNATURE: *Rudy Smout*  
ADDRESS: 6188 Ivanhoe Rd, Bartlett, TN 38134

**PETITION AGAINST THE REZONING OF 5866 IVANHOE RD, BARTLETT, TN  
38134, FROM SINGLE FAMILY RESIDENTIAL TO GENERAL BUSINESS**

We, the undersigned, are opposed to the rezoning of the above property.

PRINT NAME: Angelo Donati  
SIGNATURE:   
ADDRESS: 6184 Ivanhoe Rd Bartlett, TN 38134

PRINT NAME: Russ & MARJORIE MERSTON  
SIGNATURE: Marjorie Merston  
ADDRESS: 6176 IVANHOE RD BARTLETT, TN 38134

PRINT NAME: PHILIP MOORE  
SIGNATURE: Philip Moore  
ADDRESS: 6132 IVANHOE RD,


PRINT NAME: Brenda Hegner  
SIGNATURE: Brenda L. Hegner  
ADDRESS: 6124 Ivanhoe Rd.


PRINT NAME: Ken Bloder Kenneth Bloder  
SIGNATURE: Ken Bloder  
ADDRESS: 6112 Ivanhoe Rd, Bartlett

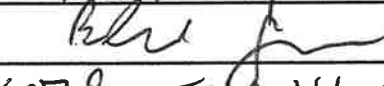
PRINT NAME: Mike Wells  
SIGNATURE: Mike Wells  
ADDRESS: 6108 Ivanhoe Bartlett

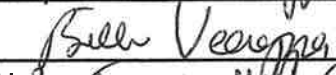
**PETITION AGAINST THE REZONING OF 5866 IVANHOE RD, BARTLETT, TN  
38134, FROM SINGLE FAMILY RESIDENTIAL TO GENERAL BUSINESS**


We, the undersigned, are opposed to the rezoning of the above property.


PRINT NAME: JERRY DOWNS  
SIGNATURE:   
ADDRESS: 6104 IVANHOE RD

PRINT NAME: Sherry Downs  
SIGNATURE:   
ADDRESS: 6104 Ivanhoe Rd

PRINT NAME: Blakely Jones  
SIGNATURE:   
ADDRESS: 6078 IVANHOE RD

PRINT NAME: Billie Veeraga  
SIGNATURE:   
ADDRESS: 2168 Forest Hill Ct #57

PRINT NAME: A Stovall  
SIGNATURE:   
ADDRESS: 6037 Camelia Lane Bartlett, TN 38134

PRINT NAME: John Campbell  
SIGNATURE:   
ADDRESS: 3002 Daro Lye 38134

**PETITION AGAINST THE REZONING OF 5866 IVANHOE RD, BARTLETT, TN  
38134, FROM SINGLE FAMILY RESIDENTIAL TO GENERAL BUSINESS**

We, the undersigned, are opposed to the rezoning of the above property.

PRINT NAME: Jillian Davenport & Davis Davenport  
SIGNATURE: [Signature]  
ADDRESS: 4852 Kieferwoods W. Bartlett, TN 38135

PRINT NAME: Tiffany Moore  
SIGNATURE: [Signature]  
ADDRESS: 4164 Strawbridge, Bartlett, TN 38135

PRINT NAME: Hope Huckaby  
SIGNATURE: [Signature]  
ADDRESS: 2578 Honey Bee Ln. Bartlett, TN 38134

PRINT NAME: Jenna Ellison Turner & Seth Turner  
SIGNATURE: [Signature]  
ADDRESS: 5691 Bartlett Woods Dr. Bartlett TN 38134

PRINT NAME: Kim Chapman  
SIGNATURE: [Signature]  
ADDRESS: 7903 Carol Elaine Cir, Bartlett 38133

PRINT NAME: Kip Long  
SIGNATURE: [Signature]  
ADDRESS: 6812 Hare Pointe Dr.  
Bartlett TN 38002

**PETITION AGAINST THE REZONING OF 5866 IVANHOE RD, BARTLETT, TN  
38134, FROM SINGLE FAMILY RESIDENTIAL TO GENERAL BUSINESS**

We, the undersigned, are opposed to the rezoning of the above property.

PRINT NAME: WILLIAM GODSIKALC

SIGNATURE: [Signature]

ADDRESS: 5971 Hickory Grove Ln. Bartlett

PRINT NAME: Debra Rowset

SIGNATURE: Debra Rowset

ADDRESS: 5987 Hickory Grove Ln

PRINT NAME: TINA GIBSON

SIGNATURE: [Signature]

ADDRESS: 2158 TIDE CIRCLE

PRINT NAME: Mackenzie Parham

SIGNATURE: [Signature]

ADDRESS: 7721 Memphis Arlington Rd, Bartlett TN 38135

PRINT NAME: Antonio White Sr

SIGNATURE: Antonio S. White

ADDRESS: 4680 Century Arbor Lane


PRINT NAME: Jordan Galley

SIGNATURE: Jordan Galley

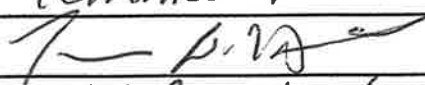
ADDRESS: 3565 Foxfield Trail Bartlett TN 38135


**PETITION AGAINST THE REZONING OF 5866 IVANHOE RD, BARTLETT, TN  
38134, FROM SINGLE FAMILY RESIDENTIAL TO GENERAL BUSINESS**

We, the undersigned, are opposed to the rezoning of the above property.

PRINT NAME: William D. TerBurgh  
SIGNATURE:   
ADDRESS: 2741 Surrey Park Dr. Bartlett, TN 38134

PRINT NAME: Raymond and Jeanne Daniels  
SIGNATURE: Jeanne B Daniels  
ADDRESS: 2669 Galaxie St. Bartlett, TN 38134

PRINT NAME: Terrance Hardin  
SIGNATURE:   
ADDRESS: 6119 Camelin Ln. Bartlett, TN 38134


PRINT NAME: Tony Fields  
SIGNATURE:   
ADDRESS: 2680 Bartlett Blvd


PRINT NAME: THOMAS L. RUFER  
SIGNATURE: Thomas L. Rufer  
ADDRESS: 5982 EXPLORED AVE

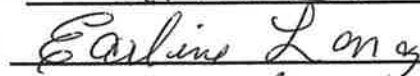
PRINT NAME: Alex Murphy  
SIGNATURE: Alex Murphy  
ADDRESS: 2537 Elmore Park Rd.

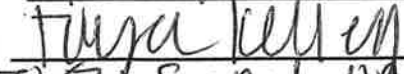
**PETITION AGAINST THE REZONING OF 5866 IVANHOE RD, BARTLETT, TN  
38134, FROM SINGLE FAMILY RESIDENTIAL TO GENERAL BUSINESS**

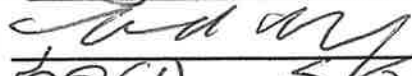
We, the undersigned, are opposed to the rezoning of the above property.

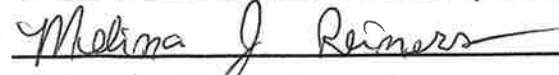
PRINT NAME: Clannan Williams  
SIGNATURE:   
ADDRESS: 6330 Althaus Rd 38134

PRINT NAME: Michael McElwee  
SIGNATURE:   
ADDRESS: 6066 Surrey Hollow Cv. 38134

PRINT NAME: Earline Long  
SIGNATURE:   
ADDRESS: 5956 Steeples Chase 38134

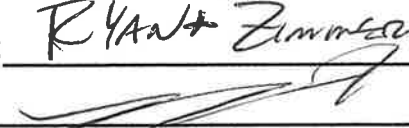
PRINT NAME: Tonya Kelley  
SIGNATURE:   
ADDRESS: 5854 Sweet Oak Cove

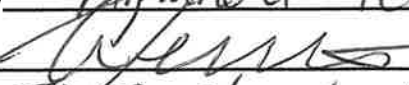
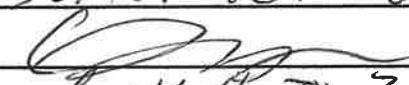
PRINT NAME: Jason Lloyd  
SIGNATURE:   
ADDRESS: 5854 Sweet Oak Cove

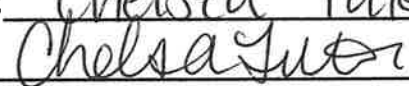
PRINT NAME: Melissa Reiners  
SIGNATURE:   
ADDRESS: 5974 Exploree

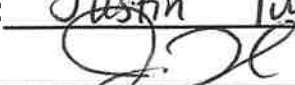
**PETITION AGAINST THE REZONING OF 5866 IVANHOE RD, BARTLETT, TN  
38134, FROM SINGLE FAMILY RESIDENTIAL TO GENERAL BUSINESS**


We, the undersigned, are opposed to the rezoning of the above property.

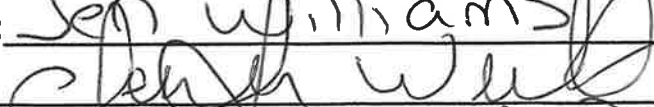
PRINT NAME: <sup>Carmen</sup> RYAN + Zimmerman  
SIGNATURE:   
ADDRESS: 2527 KENNEDY LN BARTLETT TN 38134

PRINT NAME: Amanda Tenison + Dexter Tenison  
SIGNATURE:    
ADDRESS: 5858 Steeplechase Drive, Bartlett TN 38134

PRINT NAME: Chelsea Tutor  
SIGNATURE:   
ADDRESS: 6081 SURREY HOLLOW COVE

PRINT NAME: Justin Tutor  
SIGNATURE:   
ADDRESS: 6081 Surrey Hollow Cove

PRINT NAME: TIMOTHY WILLIAMS  
SIGNATURE:   
ADDRESS: 6055 IVANHOE DR

PRINT NAME: Jen Williams  
SIGNATURE:   
ADDRESS: 6055 Ivanhoe Dr

**PETITION AGAINST THE REZONING OF 5866 IVANHOE RD, BARTLETT, TN  
38134, FROM SINGLE FAMILY RESIDENTIAL TO GENERAL BUSINESS**

We, the undersigned, are opposed to the rezoning of the above property.

PRINT NAME: Kyle Gwinn  
SIGNATURE: [Signature]  
ADDRESS: 356 Foxfield, Bartlett

PRINT NAME: Melissa Adkins  
SIGNATURE: [Signature]  
ADDRESS: 6499 Cardinal Hill Cove, Bartlett 38135

PRINT NAME: Betty Chastain  
SIGNATURE: [Signature]  
ADDRESS: 6880 Surrey Hollow Cv

PRINT NAME: Barbara Canaday  
SIGNATURE: [Signature]  
ADDRESS: 2736 Surrey Park Drive

PRINT NAME: Randall Cole  
SIGNATURE: [Signature]  
ADDRESS: 5998 Hickory Grove Ln Bartlett TN 38134

PRINT NAME: <sup>↓ Josh</sup> Deanna Alexander  
SIGNATURE: [Signature]  
ADDRESS: 5992 Hickory Grove Ln Bartlett, TN 38134

**PETITION AGAINST THE REZONING OF 5866 IVANHOE RD, BARTLETT, TN  
38134, FROM SINGLE FAMILY RESIDENTIAL TO GENERAL BUSINESS**

We, the undersigned, are opposed to the rezoning of the above property.

PRINT NAME: Sharon F. Shappard  
SIGNATURE: Sharon F. Shappard  
ADDRESS: 2549 Surrey Wood Dr.

PRINT NAME: Danny K. Shappard  
SIGNATURE: Danny K. Shappard  
ADDRESS: 2549 Surrey Wood Dr.

PRINT NAME: Howard Langston  
SIGNATURE: Howard Langston  
ADDRESS: 2562 Surrey Wood Dr, Bartlett, TN 38134

PRINT NAME: Carolyn Langston  
SIGNATURE: Carolyn Langston  
ADDRESS: 2562 Surrey Wood Dr, Bartlett, TN 38134

PRINT NAME: ALAN MCGHEE  
SIGNATURE: Alan McGhee  
ADDRESS: 5987 BRIDLEPATH DR

PRINT NAME: Brenda Hayes  
SIGNATURE: Brenda Hayes  
ADDRESS: 2554 Kenwood Ln

**PETITION AGAINST THE REZONING OF 5866 IVANHOE RD, BARTLETT, TN  
38134, FROM SINGLE FAMILY RESIDENTIAL TO GENERAL BUSINESS**

We, the undersigned, are opposed to the rezoning of the above property.

PRINT NAME: Joseph Jones  
SIGNATURE: Joseph Jones  
ADDRESS: 5984 Hickory Grove Ln, Bartlett

PRINT NAME: Jonathan Linder  
SIGNATURE: [Signature]  
ADDRESS: 5864 Hickory Grove Ln, Bartlett

PRINT NAME: Jennie Laxton  
SIGNATURE: Jennie Laxton  
ADDRESS: 5964 Hickory Grove Ln Bartlett 38134

PRINT NAME: Sherry Kendall  
SIGNATURE: Sherry Kendall  
ADDRESS: 2634 Surrey Wood Dr Bartlett ~~38134~~ 38134

PRINT NAME: Rick Kendall  
SIGNATURE: Rick Kendall  
ADDRESS: 2634 Surrey Wood Dr Bartlett 38134

PRINT NAME: Toni Hampton  
SIGNATURE: Toni Hampton  
ADDRESS: 5974 Hickory Grove Ln 38134

**PETITION AGAINST THE REZONING OF 5866 IVANHOE RD, BARTLETT, TN  
38134, FROM SINGLE FAMILY RESIDENTIAL TO GENERAL BUSINESS**

We, the undersigned, are opposed to the rezoning of the above property.

PRINT NAME: Courtney Horn  
SIGNATURE: Courtney Horn  
ADDRESS: 3914 Plum Hill Drive

PRINT NAME: Ruth W Farris  
SIGNATURE: Ruth W Farris  
ADDRESS: 6210 Swanhoe Rd Bartlett, TN 38134

PRINT NAME: Crystal McDaniel  
SIGNATURE: Crystal McDaniel  
ADDRESS: 2541 Bartlett Blvd Bartlett, TN 38134

PRINT NAME: Kristin Williams  
SIGNATURE: Kristin Williams  
ADDRESS: 7912 Hyman Bartlett, TN 38133

PRINT NAME: Daniel Odom  
SIGNATURE: Daniel Odom  
ADDRESS: 7912 Hyman Bartlett, TN 38133

PRINT NAME: Amy Haynes  
SIGNATURE: Amy E Haynes  
ADDRESS: 3434 Carahills Ln  
Bartlett, TN 38133

**PETITION AGAINST THE REZONING OF 5866 IVANHOE RD, BARTLETT, TN  
38134, FROM SINGLE FAMILY RESIDENTIAL TO GENERAL BUSINESS**

We, the undersigned, are opposed to the rezoning of the above property.

PRINT NAME: Tricia Hampton  
SIGNATURE: Tricia Hampton  
ADDRESS: 5164 Melissa Woods Bartlett, TN 38135

PRINT NAME: Brett Culp  
SIGNATURE: Brett Culp  
ADDRESS: 6356 Prairie View Dr.

PRINT NAME: Court Nixon  
SIGNATURE: Court Nixon  
ADDRESS: 2610 Kenwood ave

PRINT NAME: Susan Golding  
SIGNATURE: Susan Golding  
ADDRESS: 6058 Surrey Hollow Cove

PRINT NAME: Shannon Golding  
SIGNATURE: Shannon Golding  
ADDRESS: 6058 Surrey Hollow Cove

PRINT NAME: Nancy Mitchem Nancy Mitchem  
SIGNATURE: Nancy Mitchem  
ADDRESS: 6065 Surrey Hollow Hollow Cove 38134

**PETITION AGAINST THE REZONING OF 5866 IVANHOE RD, BARTLETT, TN  
38134, FROM SINGLE FAMILY RESIDENTIAL TO GENERAL BUSINESS**

We, the undersigned, are opposed to the rezoning of the above property.

PRINT NAME: Laura Shores  
SIGNATURE: *Laura Shores*  
ADDRESS: 6530 Fairway View Cove Bartlett TN  
38135

PRINT NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

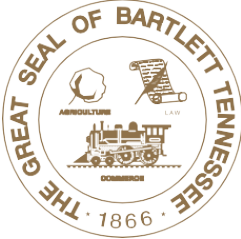
PRINT NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

**Board of Mayor and Aldermen  
November 13, 2025**



**Item Memo**

**Consent Summary:**

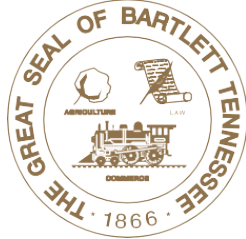
**Formal Body:**

Move the Second Reading of Ordinance 25-07 to November 25, 2025.

**Attachments:**

None

**Board of Mayor and Aldermen  
November 13, 2025**



**Item Memo**

**Consent Summary:**

The event will be held Friday, November 21 from 4:00 p.m. to 8:00 p.m. and Saturday, November 22 from 9:00 a.m. to 4:00 p.m. at the A. Keith McDonald Pavilion at W.j. Freeman Park located at 2629 Bartlett Blvd.

**Formal Body:**

**Attachments:**

Bartlett Christmas Market



# Bartlett

T E N N E S S E E

HOMETOWN PROUD

APPLICATION FOR SPECIAL EVENT  
OFFICE OF BARTLETT CODE ENFORCEMENT  
BARTLETT, TN 38134  
901-385-6425

2629 Bartlett Blvd 38134  
Address Zip Code

November 21-22, 2025 (23)<sup>21</sup> 4pm-8pm<sup>22</sup> 9am-4pm  
Dates of the Event Hours of the Event

Seasonal-Christmas Market  
Type of Event (Fund Raiser, Seasonal, Tent Sale, Sidewalk Sale, Public Attraction)

City of Bartlett  
Property Owner

Bartlett Area Chamber of Commerce 2969 Elmore Park Rd  
Special Event Permit Applicant Address of Applicant

901-372-9457  
Phone Number

Email Address

Check all items that apply:

For information call (901) 385-6425.

- Letter of Permission
- Insurance (See page 7)
- Tents (Fire Retardant letter included)
- Special Event Checklist
- Map
- Sign or Banner
- Food Vendor(s)

\$60.00	Special Event Fee
\$5.00	Permit Issuing Fee
\$7.00	Software Fee

\_\_\_\_\_ Total Fees

Kathy Carl 8/18/25  
Responsible Person Date

\*\*Notify building department 10 days prior to Special Event to be held unless it is a Public Attraction which requires approval from the Board of Mayor & Aldermen. \*\*

**This application is not a permit and grants no rights or privileges**

### Special Event Checklist

Event: Bartlett Christmas Festival

Location: 2429 Bartlett Blvd.

Dates: Nov 21 & 22 2025

**Type of special event: (Check one.)**

*Type 1: Noncommercial Events. Fund raising or non-commercial events held outside an enclosed permanent structure, including parades, advertised demonstrations, or events, including structures used in conjunction with the event.*

*Type 2: Special Seasonal Events. Farmer's market, Christmas tree sales, fruit, flower or vegetable sales, or sale of other seasonal products, when sold other than on the site where grown, contacted or assembled.*

*Type 3: Commercial Events. Significant commercial events such as tent sales, sidewalk sales, trade shows, merchandise sales, product demonstrations or transient merchants.*

*Type 4: Public Attractions. Significant outdoor public events intended primarily for entertainment or amusement, such as carnivals, concerts, or festivals, including fireworks displays. Requires approval by the Board of Mayor and Aldermen*

---

**Exempt events: (If any of these apply, the special event is exempt from the permit requirement.)**

*Public property: Any special event wholly on public streets and rights-of-way or other property of the City, excluding public parks, which special event is allowed specifically or generally by action of the Board of Mayor and Aldermen.*

*Public parks. Any special event held within a public park. (Although exempt from this Section, these types of special events shall be governed by other provisions of the Codified Ordinances regulating conduct in City parks and recreation areas).*

*City sponsorship. Any special event sponsored or co-sponsored by the city. Such an event shall, however, be in compliance with the performance standards in Section 27.F.*

*Special use permit or site plan. Any business already operating under a special use permit or site plan that authorizes the display and sale of outdoor goods or authorizes the operation of any special event as defined herein.*

*Yard sales. Yard sales regulated under Article VI, Section I of the Zoning Ordinance.*

*Auctions/Estate Sales. Auctions/estate sale for individual property that is not considered a Special Event and is conducted by duly licensed auctioneers.*

*Business deliveries. Newspaper delivery or bona fide merchants who deliver goods in the regular course of business.*

*Certain solicitations. Solicitors for charitable, non-profit or religious organizations who go from dwelling to dwelling, business to business, street to street, taking or attempting to take orders for goods, wares and merchandise are exempt from these provisions, provided these organizations meet the Internal Revenue Service Criteria to qualify as a charitable, non-profit or religious organization.*

*First Amendment activity. The dispensing of religious pamphlets or other literature which is protected by the United States Constitution under Freedom of Speech, Religion or Press.*

*Political campaigning. Campaigning for public office.*

**Performance standards:**

	Submitted or ok	N/A		Comments
I		✓	<b>Location.</b> Special events that do not require the use of public right-of-way shall be conducted on private property in a commercial or industrial zoning district, except that non-profit organizations may conduct special events on any property where the owner has granted permission.	
2		✓	For all special events that require the use of public right- of-way, the permit granted shall clearly specify the streets to be used for the event and the time that the streets will be closed, if applicable.	
3		✓	Type 3 outdoor sales must be conducted by an existing permanent business adjacent to or on the property of the location of the permanent business. The outdoor sales are to be conducted as an adjunct to the existing permanent business.	
4	✓		Land-use compatibility. The special event shall be compatible with the purpose and intent of this Section and with adjacent land uses.	
5	✓		The special event shall not impair the normal, safe and effective operation of permanent use on the same site,	
6	✓		The special event shall not endanger or be detrimental to the public health, safety or welfare or damage to property or improvements in the immediate vicinity of the special event, given the nature of the activity, its location on the site and its relationship to parking and access points.	
7	✓		<b>Compliance with other regulations,</b> all structures shall meet all applicable provisions of the Building Code.	
8	✓		Any temporary structure shall be promptly removed upon the cessation of the event. Within forty-eight (48) hours of cessation of the event, the site shall be returned to its previous condition) including the removal of all litter, signage, attention-attracting devices or other evidence of the special event If the site is not returned to its previous condition, the City may restore the site at the event coordinator's expense.	

	Submitted or ok	N/A		Comments										
9		✓	<p><i>Hours of operation and duration.</i> The duration and hours of operation of a special event shall be consistent with the surrounding land uses. The total duration of a special event shall not exceed the duration set forth in Table VI.27-1; however, the duration of the special event may be modified by conditions attached to the issuance of the special event permit, as set forth in Section 27.F.</p> <p><b>Table V.27-1: Special Event Maximum Duration Type of Special Event</b></p> <table border="0"> <thead> <tr> <th></th> <th style="text-align: center;">Duration</th> </tr> </thead> <tbody> <tr> <td>Type 1: Noncommercial</td> <td style="text-align: center;">30 days</td> </tr> <tr> <td>Type 2: Special Seasonal</td> <td style="text-align: center;">90 days</td> </tr> <tr> <td>Type 3: Commercial</td> <td style="text-align: center;">14 days</td> </tr> <tr> <td>Type 4: Public Attractions</td> <td style="text-align: center;">14 days</td> </tr> </tbody> </table>		Duration	Type 1: Noncommercial	30 days	Type 2: Special Seasonal	90 days	Type 3: Commercial	14 days	Type 4: Public Attractions	14 days	
	Duration													
Type 1: Noncommercial	30 days													
Type 2: Special Seasonal	90 days													
Type 3: Commercial	14 days													
Type 4: Public Attractions	14 days													
10		✓	<p>In addition to the maximum duration as set forth in Table VI.27-1, a shopping center may hold centralized special events, not connected to individual businesses within the shopping center, which do not exceed sixty (60) days in a calendar year. The duration of all special events in a shopping center may be extended on a case-by-case basis if the special event(s) take place in shopping center parking areas not required for the primary businesses.</p>											
11		✓	<p>Frequency. Except as otherwise provided herein, the maximum frequency of a special event on the same property shall be two (2) times per calendar year, excluding a shopping center. A shopping center shall be allowed to hold four (4) centralized events not connected to any individual business located within the center in addition to those events held by the individual businesses located within the shopping center.</p>											

	Submitted or ok	N/A		Comments
12		✓	<p><b>Type 3 outdoor sales at a specific location may be permitted only as follows:</b></p> <p>a. Outdoor sales may be permitted once in each calendar month if the duration is not more than three (3) days.</p> <p>b. Outdoor sales may be permitted once in each calendar quarter if the duration is more than three (3) days but not more than ten (10) days.</p> <p>c. <b>The minimum time between consecutive outdoor sales periods for the same business on the same property shall be fourteen (14) days from the end of one period to the beginning of the next period.</b></p> <p>Permitted durations are not cumulative at anytime, that is, the time periods in both "a" and "b" may not be added together.</p>	
13	✓		<p><b>Traffic circulation. The special event shall not cause undue traffic congestion, given anticipated attendance and the design of adjacent streets,</b> intersections, parking and traffic controls. All sidewalks shall be left open for pedestrian traffic unless special approval is received for blockage. No alleys, driveways, fire lanes or other access points shall be blocked by the <b>special event unless specific approval is granted for the special event.</b></p>	
14		✓	<p><b>Street closings.</b> The special event permit recipients shall be responsible for securing, installing and immediate removal upon cessation all barricades and signs when street closings are approved. Large Class III barricades shall be sandbagged to prevent blowing over.</p>	

	Submitted or ok	N/A		Comments
15	✓		<p><i>Fire safety.</i> The fire department shall be consulted for the following requirements and inspection, as necessary.</p> <ul style="list-style-type: none"> <li>a. Fire lanes, at a minimum of 20 feet in width and 12 feet in height or as otherwise approved by the Fire Chief, must be provided in order to allow Fire Department access within 150 feet of all structures. Fire Lanes must be provided on at least two sides of all two-story structures within 500 feet of the location of the special event.</li> <li>b. All fire hydrants in the area of the special event must be left with five (5) feet of clearance on all sides and should be accessible from the fire lanes that are designated with the event.</li> <li>c. No open fires shall be permitted unless advance approval is obtained from the Fire Department.</li> <li>d. Fire extinguishers shall be available as determined by the Fire Chief.</li> <li>e. Temporary electrical wiring for the special event shall be installed in accordance with the requirements of the National Electrical Code.</li> <li>f. Tents shall comply with the Fire Code and applicable building codes.</li> <li>g. Exit signs and proper exiting aisles shall be provided in temporary special event structures.</li> </ul>	
16	✓		<p><i>Off street parking.</i> The event shall not create a parking shortage for any other use. All off-street parking spaces used for the special event should be concrete or asphalt.</p>	
17	✓		<p><i>Public conveniences and Litter control.</i> Adequate on-site restroom facilities and solid waste containers shall be provided. The applicant shall calculate the demand for such facilities and specify how the need will be addressed.</p>	
18	✓		<p><i>Nuisances.</i> The special event shall not generate excessive noise, dust smoke, glare, spillover lighting or other forms of environmental or visual pollution.</p>	

	Submitted or ok	N/A		Comments
19		✓	<p><b><i>The area of parking lot dedicated to outdoor special events.</i></b></p> <p>a. No more than ten (10) percent of the parking stalls required for the structure, associated with the parking lot in which the special event occurs, shall be permitted to be used for a special event. Regardless of how many stalls are occupied by the special event, no special event that occurs in the parking lot for a permanent structure may cause a parking shortage for primary and accessory uses associated with that structure.</p> <p>b. No spikes, nails, anchors or other devices shall be driven into any public street, sidewalk or parking lot surface or into any existing concrete or asphalt. Such devices may be used on private parking lots provided any damage resulting from them shall be repaired upon cessation of the event and removal of the devices.</p>	
20	✓		<p><b><i>City services</i></b>, If the applicant requests the City to provide services or equipment, including but not limited to traffic control or security personnel, or if the City otherwise determines that services or equipment are required to protect the public health, safety, or general welfare, the applicant shall be required to reimburse the City for the cost of the services, The City may require the applicant to submit a security deposit, in an amount determined by the Chief Administrative Officer and in the form approved by the City Attorney, prior to the event to ensure that the applicant complies with this provision.</p>	

## **Insurance Coverage: City of Bartlett Property**

*Insurance coverage.* Special events held on City of Bartlett Property; the recipients shall show proof of liability insurance at time of application. The Certificate of Insurance shall name the City of Bartlett, its elected officials, appointees, employees, and members of boards, agencies or commissions as additional insureds in an amount determined by the Chief Administrative Officer based on the nature of the special event. The City of Bartlett shall be named Certificate Holder.

**See Example Below (Found at bottom of Certificate of insurance)**

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

City of Bartlett, its elected officials, appointees, employees and members of boards, agencies or commissions shall be named as additional insureds.

### **CERTIFICATE HOLDER**

City of Bartlett  
6400 Stage Road  
Bartlett TN 38134

---

## **Insurance Coverage: Non-City of Bartlett Property**

*Insurance coverage.* Special events held on Non-City of Bartlett Property; the recipients shall provide proof of liability insurance at time of application. The Certificate of Insurance shall name the City of Bartlett as Certificate Holder.

**See Example Below**

### **CERTIFICATE HOLDER**

City of Bartlett  
6400 Stage Road  
Bartlett TN 38134

**Conditions:**

Conditions deemed necessary to ensure compatibility with adjacent land-uses and to minimize potential adverse impacts on nearby uses:

	Required or ok	N/A		Comments
21	✓		Limitations on signs.	
22	✓		Temporary arrangements for parking and traffic circulation.	
23	✓		Requirements for screening/buffering and guarantees for site restoration and cleanup following the special event.	
24	✓		Modifications or restrictions on the hours of operation, duration of the event) size of the event or other operational characteristics.	
25		✓	The posting of security in an amount required by the Permitting Official to help ensure that the operation of the event and the subsequent restoration of the site are conducted according to required special event standards and conditions of approval	
26		✓	The provision of traffic control or security personnel to ensure public safety and convenience.	
27	✓		Execution of a "Special event agreement" in a form acceptable to the City Attorney to ensure the indemnification of the City and that public property will be protected and/or restored to its condition prior to the special event	

## Special events permit application, content and submission requirements

A complete application shall be submitted to the Permitting Official at least ten (10) days prior to the requested start date of any special event.

The application shall set forth and contain the following information:

	Submitted or ok	N/A		Comments
28	✓		Name and address of the applicant.	
29	✓		Names and address of the owner of the premises on which the proposed event is to be held.	
30	✓		Written approval from the property owner agreeing to the proposed event, if the applicant is not the same as the property owner.	
31	✓		Description of the site on which the proposed event <i>is</i> to be held.	
32	✓		Date of the proposed event.	
33	✓		A narrative written description of the proposed event, the hours of operation, anticipated attendance, and any buildings/ structures, signs or attention attracting devices proposed to be used in conjunction with the event, as well as a statement that the standards set forth in this Section have been satisfied. The narrative written description shall also state what public streets, if any, are requested to be used for the special event.	
34	✓		A site plan in the form and the level of detail as required by the Permitting Official, showing the location of all existing or proposed uses, structures, parking areas, outdoor display areas, signs, streets, and property lines.	
35		✓	Location and number of proposed temporary public toilets.	
36		✓	Proposed temporary potable water supplies, which shall be subject to approval by the Director of Code Enforcement, pursuant to applicable authority of the City.	
37			Any other information deemed necessary by the Permitting Official to ensure compliance with the standards set forth in this Section.	



David Parsons, *Mayor*  
Paul Wright, CPRE, *Parks Director*  
Jimbo Draffin, *Assistant Parks Director*

**PARKS AND RECREATION**

August 19, 2025

City of Bartlett  
Code Enforcement  
6382 Stage Road  
Bartlett, TN 38134

The Bartlett Chamber of Commerce has requested the use of A. Keith McDonald Pavilion for their annual "Christmas in Bartlett" Market & Festivities. This event will be held Friday, November 21, 2025 from 4:00pm until 8:00pm, and Saturday, November 22, 2025 from 9:00am until 4:00pm.

Permission is hereby given by Bartlett Parks and Recreation Department pending approval by the Mayor and Board of Aldermen.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Wright", written over a light blue grid background.

**Paul Wright, CPRE | Director**



cc: Kathy Karl  
901-372-9457  
[kcarl@bartlettchamber.org](mailto:kcarl@bartlettchamber.org)





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
08/20/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Collier Insurance 606 South Mendenhall Rd Memphis TN 38117	CONTACT NAME: Kelly Sigworth	PHONE (A/C, No, Ext): (901) 529-2900	FAX (A/C, No): (901) 529-2916
	E-MAIL ADDRESS: ksigworth@collier.com		
INSURED Bartlett Area Chamber of Commerce 2969 Elmore Park Rd Bartlett TN 38134	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Allmerica Financial Benefit		41840
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		

COVERAGES CERTIFICATE NUMBER: CL2562031943 REVISION NUMBER:


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y		Z25J64935101	03/01/2025	03/01/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/PROP AGG \$ Included
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
City of Bartlett, its elected officials, appointees, employees and members of boards, agencies or commissions shall be named as additional insureds.

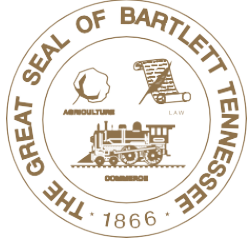
## CERTIFICATE HOLDER

## CANCELLATION

The City of Bartlett 6400 Stage Rd. Bartlett TN 38134	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

© 1988-2015 ACORD CORPORATION. All rights reserved.

**Board of Mayor and Aldermen**  
**November 13, 2025**



**Item Memo**

**Consent Summary:**

The developer, Blue Sky Communities, Inc., has requested to amend some of the language in the minimum bond subdivision contract for Sanctuary Subdivision, Phase 1. This was originally approved by the Board of Mayor and Aldermen at the October 28, 2025 meeting. The developer will still pay \$45,400.00 in City fees. The minimum bond is still set at \$566,917.17.

**Formal Body:**

**Attachments:**

SANCTUARY Contract Minimum Bond REV, LOCATION MAP, Sanctuary minimum bond request signed

**RESIDENTIAL SUBDIVISION CONTRACT  
SANCTUARY SD, PHASE 1 MINIMUM BOND**

THIS AGREEMENT, made and executed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
between the CITY OF BARTLETT, SHELBY COUNTY , TENNESSEE, hereinafter referred to  
as the CITY and BLUE SKY COMMUNITIES, INC, hereinafter referred to as the DEVELOPER.

**WITNESSETH:**

WHEREAS, the CITY PLANNING COMMISSION has approved a subdivision plat  
entitled: SANCTUARY SUBDIVISION, PHASE 1 dated OCTOBER 6, 2025, made by the  
DEVELOPER; and

WHEREAS, the CITY PLANNING COMMISSION has approved the Construction  
Plan and established certain conditions for approval of the Final Plat of said subdivision in  
accordance with Section 13-4-301, Tennessee Code Annotated, and the City Subdivision  
Regulations, one of which is the approval of this Development Contract by the CITY BOARD OF  
MAYOR AND ALDERMEN; AND

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

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

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

### **GENERAL PROVISIONS**

1. That the DEVELOPER shall at his expense provide all roads, drainage, storm drains, catch basins, rights-of-way, easements, open improvements and installations to be constructed as set forth herein and on the approved Construction Plans, including construction of all off-site improvements and drainage systems (pertaining to this development).
2. That the DEVELOPER shall pay the expenses of engineering inspection by the CITY ENGINEER along with any laboratory testing expenses deemed necessary by the CITY ENGINEER and incurred for material testing and soil density and moisture content test, provided, however, that the DEVELOPER shall remain fully responsible for construction to the approved design and quality control, and that the CITY ENGINEER is vested with the right of periodic inspections, final approval and stop work order as a measure of secondary or subsequent enforcement.
3. That the CITY in its proprietary function does not purport to specify the development layout nor the choice of available land uses; nor does the CITY PLANNER design, supervise, nor certify the adequacy, structural integrity, or capacity of improvements or installations within or without

the limits of the development; neither is the CITY ENGINEER vested with any authority or responsibility for the design of any improvements or installations within or without the limits of the development; nor is the CITY ENGINEER required to determine the structural integrity, capacity, elevation, location, type or adequacy of any improvements or installations.

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

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

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

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

8. That when mutually agreed by the CITY and the DEVELOPER that the CITY will design

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

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

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

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

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

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

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

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

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

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

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

## II

### **FIXED IMPROVEMENTS**

1. The construction of all required improvements by the DEVELOPER including but not limited to the curb and gutter, street sub-grade preparation, street base course construction, temporary surface course, storm drainage, sidewalks, water service, utility service, sewer service and other related items, shall be in accordance with the subdivision regulations and specifications of the CITY OF BARTLETT, which are incorporated by reference herein and said fixed improvements required approval and acceptance by the CITY OF BARTLETT. The drainage system shall be constructed with gasketed reinforced concrete pipe or concrete channel lined ditch and other drainage structures shown on the street plan and development plans for the subdivision, all of which drainage system must be specifically approved by the CITY ENGINEER and in compliance with the approved plans and CITY SPECIFICATIONS which are hereby made a part of this contract as if specifically set out. Said plans and development plat shall bear the signature of approval by the CITY ENGINEER before construction may commence. The DEVELOPER will pay the expenses of engineering inspection by the CITY ENGINEER along with any laboratory testing expenses deemed necessary by the CITY ENGINEER and incurred for material testing and density tests, provided however, the DEVELOPER shall remain primarily responsible for construction to approve design and quality control and the CITY ENGINEER is vested with the right of periodic inspections, final approval and stop work order as a measure of secondary or subsequent enforcement. Further, for road construction, the DEVELOPER shall be responsible for street subsurface preparation and the following requirements, in addition to the detailed

specifications, shall apply:

### **PUBLIC STREET PAVING/TRAFFIC CONTROL SIGNS**

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

1. Upon completion of the graveling and/or cementing process, an inspection will be made and if approved the first 1.5 inch asphalt binder course will be applied and the cost will be paid for by the DEVELOPER. The DEVELOPER will then maintain the streets until the final street paving is installed. (See Final Street Paving Requirements, Page 10 of 23)

2. That the DEVELOPER shall install, at their expense, permanent street name signs and traffic control signs. All traffic control signs shall be located as shown on the plan prepared by the City Engineer. All signs are to be in place before final acceptance of the subdivision and shall be fabricated in accordance with the following Standards and Specifications.

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

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

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

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

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

STREET NAME POST: 2.5" galvanized round post 12' long.

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

3. That the DEVELOPER shall furnish all labor and materials to construct and install all sidewalks, handicap ramps, curb cuts and driveway aprons in accordance with the CITY'S Subdivision Regulations and Technical Specifications and the approved Construction Plan. The DEVELOPER may permit individual builders for lots within the subdivision to assume all or part of the responsibility for the construction and installation of sidewalks, handicap ramps, curb cuts and driveway aprons provided that the sales contract or other agreement between the DEVELOPER and individual builders shall specifically detail the builder's assumption of such

responsibility and shall state that construction and installation of such improvements by the builder shall be a condition of the Building Permit issued by the CITY, in which case the DEVELOPER shall be relieved of the requirement of such construction and installation. In the event that the DEVELOPER fails to comply with this provision of the contract or if the builder has not assumed such responsibility, the DEVELOPER shall remain fully responsible for completing the construction and installation of any or all improvements which have not been assumed by individual builders including any bonding or warranty requirements of the CITY.

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

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

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

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

### III

#### **FINAL STREET PAVING**

The CITY OF BARTLETT shall furnish and install, on accepted and dedicated streets only, a final asphalt surface course in accordance with the CITY SPECIFICATION and Subdivision Regulations. The DEVELOPER, upon the direction of the CITY OF BARTLETT will adjust manholes and water valve boxes to meet finished surface course prior to application of surface course. The DEVELOPER shall pay to the CITY OF BARTLETT upon demand a sum equal to 100% of the cost of the surface course, said cost to be determined by the CITY ENGINEER and paid by the DEVELOPER prior to installation. The final surface lift of asphalt may be installed prior to recording the Final Plat of the subdivision. In consideration of the CITY OF BARTLETT allowing the final asphalt surface to be installed prior to recording the Final Plat, the DEVELOPER agrees to provide a warranty on the surface lift of asphalt that extends until a time that is 12 months after 80% of the homes are completed, but does not exceed 3 years from the recordation of the Final Plat.

### IV

#### **WATER SERVICE**

1. The DEVELOPER shall pay the full and actual cost of labor and materials required or the DEVELOPER may proceed as under Paragraph 2 of this Section to install all water mains, hydrants, valves, and appurtenances to serve all lots within said subdivision from the existing CITY water system and to install water service lines and appurtenances from the water main to the meter center at the front property line of each lot. Further, the DEVELOPER shall pay all engineering, testing and laboratory costs incident to the water service in and to said subdivision.
2. That the DEVELOPER shall have the option of privately contracting for the construction and installation of all or part of the sewerage system, water service system and with a qualified

contractor licensed in the State of Tennessee, provided, however, DEVELOPER shall deliver to the CITY ATTORNEY proof of payments to the contractor and a waiver of all claims and liens against such improvements binding on said contractor or the DEVELOPER may file a notice of completion and once duly filed said filing sent to the CITY ATTORNEY.

## V

### **WATER SERVICE EXPANSION FEE**

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

## VI

### **SEWER SERVICE**

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

## VII

### **SEWER CONNECTION CHARGE**

That the DEVELOPER shall pay to the CITY, a sewer maintenance and connection

charge of \$2,000.00 for each lot in said subdivision. Such fee shall be paid prior to approval of the Final Plat of said subdivision by the CITY PLANNING COMMISSION.

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

## VIII

### **JEOPARDY OF BUILDING PERMITS**

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

## IX

### **SEDIMENT AND DEBRIS**

1. The DEVELOPER will hold the CITY OF BARTLETT and the CITY ENGINEER harmless and defend all claims, judgments and demands of all persons for damage caused by the deposit of more sediment or debris from drainage flowing from said subdivision. Further, the DEVELOPER shall bear the expense of erosion and sediment control and dust abatement before, during and after construction during the warranty period.

2. That the DEVELOPER shall provide necessary erosion control in accordance with the CITY Subdivision Regulations and Technical Specifications. All freshly excavation and embankment areas, not covered with satisfactory vegetation, shall be fertilized, mulched and seeded and/or sprigged and/or sodded as required by the CITY ENGINEER to prevent erosion. In event it is determined by the CITY ENGINEER that the necessary erosion control is not being provided by

the DEVELOPER, the CITY ENGINEER shall officially notify the DEVELOPER of the problem. If the DEVELOPER fails to provide satisfactory erosion control within fifteen (15) days after notice, then the CITY shall make all necessary improvements to eliminate the erosion problem, documenting all expenses incurred performing the work. Prior to releasing any bonds or other securities covering said subdivision, all expenses incurred by the CITY shall be paid in full by the DEVELOPER.

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

## **X**

### **EASEMENTS**

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

## **XI**

### **TITLE TO WATER AND SEWER LINES**

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

## XII

### **DRAINAGE DESIGN RESPONSIBILITIES**

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

2. That the DEVELOPER shall provide to the CITY BUILDING DEPARTMENT and to each lot purchaser or builder a coordinated grading plan designed to insure proper drainage of all lots and building site within the subdivision. Said plan shall be compatible with the overall drainage plan for the subdivision and shall comply with the CITY Subdivision Regulations and Ordinance 80-13, which is included herewith by reference. Further, said plan shall contain a notation stating that

compliance with the plan by individual lot owners and builders shall be a condition of the Building Permit issued by the CITY.

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

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

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

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

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

liability and responsibility to properly design and construct the development.

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

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

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

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

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

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

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

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

### XIII

#### WARRANTY PROVISIONS

1. That neither the final certificate of payment nor any provision of this contract or its incorporated documents nor partial or entire occupancy of the subdivision shall constitute an approval or acceptance of any work not performed in accordance with the contract and its incorporated documents, nor relieve the DEVELOPER of liability with respect to any express warranty or responsibility for faulty materials or workmanship.
2. That the DEVELOPER shall remedy any defects in work and pay for any damage to other work resulting therefrom which shall appear within a period of one (1) year from the date of final written approval and acceptance unless a longer period is specified. The CITY shall give notice of observed defects with reasonable promptness. Further, this Construction Warranty does not effect but is in addition to the rights and liabilities assessed herein unless a longer period is specified.
3. That throughout the warranty period beginning at final acceptance the DEVELOPER shall provide a bond or other surety securing such warranty for all improvements in a form, amount and with terms acceptable to the CITY BOARD OF MAYOR AND ALDERMEN. The warranty period is to extend to a minimum of one (1) year after the City's final acceptance. The DEVELOPER is responsible to maintain the streets in accordance with The Final Street Paving Requirements, Page 10 of 23. The Minimum Bond Contract required in this warranty periods is to be 100% of the total bond amount or an amount determined by the City Engineer to cover the final construction costs.
4. That the DEVELOPER shall complete all work in this contract within 365 consecutive calendar days from the date hereof; however, if due to unforeseen circumstances, the

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

#### XIV

#### **STREET LIGHTS**

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

#### XV

#### **BONDING REQUIREMENTS**

That prior to proceeding with any site preparation, construction or installation of improvements the DEVELOPER shall deposit with the CITY all required fees and assessments and deliver a formal Offer of Irrevocable Dedication of public improvements and land for said subdivision in a form approved by the CITY BOARD OF MAYOR AND ALDERMEN. Further, prior to proceeding as stated herein, the DEVELOPER shall deliver to the CITY a Performance and Payment bond, Letter of Credit, or cash bond in the amount identified on Page 22 of said contract and with terms stated in the CITY PLANNING COMMISSION RESOLUTION dated July 8, 1967 and amended to September 5, 1989.

#### XVI

## **HOLD HARMLESS**

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

## **XVII**

### **PARKLAND FEES**

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

### **SPECIAL CONDITIONS:**

1. **MINIMUM BOND:**

The DEVELOPER has delivered written request for this subdivision to be constructed using the approved Minimum Bond Requirements that received final approval at the BOARD OF MAYOR AND ALDERMAN on July 28, 2020. In this case the DEVELOPER will not be eligible to record the plat until all work is complete, this will allow work on the property without the city fully bonding that work as required in the previous section. A minimum bond has been set to cover contract requirements and bond only what is required in the right of way or work that is necessary to protect the public interest or are estimated amounts for future payment by the DEVELOPER. All fees will be paid prior to starting work on the project and a minimum bond will be set and that amount will be provided to the city in any of the previously

allowed forms. Full requirements for bonded items are outlined in the amended Subdivision Ordinance.

2. FEE REDUCTION FOR FY26 BUDGET YEAR:

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

**XVIII**

**PAYMENT AND SCHEDULE BARTLETT, TENNESSEE. THE DEVELOPER WILL PAY TO THE CITY OF BARTLETT THE FOLLOWING AMOUNTS AS HEREINBEFORE DETAILED FOR: THE SANCTUARY SUBDIVISION, PHASE 1**

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

1.	Water Plant Expansion @ 15% of Water Main Cost ( Water Main Cost =	\$210,470.00 )	<u><b>\$0.00</b></u> *
			*waived as per Special Condition 2
2.	a. Water System Engineering and Subdivision Review (@) 6% of Water Main Cost		<u><b>\$0.00</b></u> *
			*waived as per Special Condition 2
	b. Subdivision & site plan review fee @ \$175 per lot. 40 Lots		<u><b>\$7,000.00</b></u>
3	Sewer Review Fee - \$10 per lot or \$25 per 250 feet of sewer line extension (whichever is greater) sewer lines = Minimum charge of \$25 per contract		
	\$10.00 implies	\$400.00	
	\$25.00 implies	\$358.40	
			<u><b>\$400.00</b></u>
4	City Subdivision Inspection @ A: 3% of Full Development Cost or B: \$300.00 per Lot Whichever is greater	\$43,552.12 <b>\$12,000.00</b>	
	Full Development Cost =	\$1,451,737.17	<u><b>\$0.00</b></u> *
			*waived as per Special Condition 2
5	Water Connection Fee @ \$2,000.00 per Lot 40 Lots	\$80,000.00	<u><b>\$0.00</b></u> *
			*waived as per Special Condition 2
6	Sewer Connection Fee @ \$2000.00 per Lot 40 Lots	\$80,000.00	<u><b>\$0.00</b></u> *
			*waived as per Special Condition 2
7	DRAINAGE BASIN- Tributary of Harrington Drainage Control Fee for those lots not served by a Detention Basin @ \$500.00 per Lot 0 Lots		<u><b>\$0.00</b></u>

**\*FEES WAIVED PER SPECIAL CONDITIONS.**

8	Drainage Control fee for lots served by a Detention Basin @ \$250.00 per Lot	40 Lots	\$10,000.00	<u>\$10,000.00</u>
9	City portion of Water Improvements			<u>\$0.00</u>
10	DISTRICT _____ 3 Park Land Development Fee @ \$700.00 per Lot	40 Lots	\$700.00	<u>\$28,000.00</u>
<b>TOTAL DUE CITY</b>				<b><u>\$45,400.00</u></b>

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

1.	Asphalt Paving Cost (Estimated Construction Cost)			<u>\$207,939.17</u>
2.	Street Light (Estimated at \$650.00 per lot)	40 Lots	Public	<u>\$26,000.00</u>
<b>TOTAL DUE II</b>				<b><u>\$233,939.17</u></b>

**III.** Upon Execution of Subdivision Contract and Before Construction Begins

**MINIMUM BOND** \$ 566,917.17

**IV.** Concurrent with release of lots for building permits.

1. Homeowners Association Bond:

To be retained from initial 50% bond reduction amount and held until HOA is turned over to residents in a formal meeting, and minutes from that meeting are provided to the City of Bartlett Planning and Engineering Offices. 40 Lots

**HOA BOND** \$ 65,000.00

LOT	#	\$/LOT	
1-25	25	\$ 2,000.00	\$ 50,000.00
26-75	15	\$ 1,000.00	\$ 15,000.00
75-	0	\$ 500.00	\$ -

**The Minimum Required Bond is the greater of Item III. And IV. Above** **\$566,917.17**

IN WITNESS WHEREOF, the parties hereto have affixed their hands and seals at

Bartlett, Tennessee, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
CITY OF BARTLETT, MAYOR  
DAVID PARSONS

\_\_\_\_\_  
BLUE SKY COMMUNITIES, INC

\_\_\_\_\_  
TYPED OR PRINTED SIGNATURE

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
BONDING COMPANY

\_\_\_\_\_  
LETTER OF CREDIT, APPROVED BY CITY ATTORNEY

BY: \_\_\_\_\_  
CITY ENGINEER

DATE APPROVED BY BOARD OF MAYOR AND ALDERMEN \_\_\_\_\_



LOCATION MAP

Blue Sky Communities Inc

177 Crescent Drive Collierville, TN 38017

10/3/2025

Ms. Erin Campbell, P.E.  
Assistant City Engineer  
City of Bartlett  
6382 Stage Rd  
Bartlett, TN 38134

Re: Sanctuary Phase 1 Minimum Bond

Ms. Erin,

This letter will serve as my official request, on behalf of Blue Sky Communities, to use a “minimum bond” on this project. Blue Sky Communities intends on completing all required items within the plans/ development agreement, before recording the final plat for this phase. If you have any questions or concerns, please reach out to me directly.

Thank you,

A handwritten signature in blue ink, appearing to read 'Corbin Peeper', with a long horizontal flourish extending to the right.

Corbin Peeper  
Land Development Manager  
Blue Sky Communities, Inc.

**Board of Mayor and Aldermen**  
**November 13, 2025**



**Item Memo**

**Consent Summary:**

Request authorization to purchase a 2026 Chevrolet 4WD LS Tahoe from Wilson County Motors at a total cost of \$60,529.00. This vehicle will be purchased utilizing the State of Tennessee Vehicle Contract SWC #209 and is needed to replace existing vehicles taken out of service due to mechanical failures, accidents, and or age.

Funds are available in Accounts 311.48311.785.25726 and 110.42200.935.

**Formal Body:**

**Attachments:**

2026 Chevrolet 4WD LS Tahoe.11042025



**Wilson County Motors SWC# 209 Vendor #0000000869**

Shelby Walsh | \*All quotes have a 90 day expiration date\* | shelby@wilsoncountyauto.com

## 2026 Chevrolet 4WD LS Tahoe - City of Bartlett

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr LS



\$ 60,529



## Wilson County Motors SWC# 209 Vendor #0000000869

Shelby Walsh | \*All quotes have a 90 day expiration date\* | shelby@wilsoncountyauto.com

## Wilson County Motors SWC# 209 Vendor #0000000869

### Prepared By:

Shelby Walsh

Wilson County Motors SWC# 209 Vendor #0000000869

\*All quotes have a 90 day expiration date\*

shelby@wilsoncountyauto.com

---

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 26835. Data Updated: Oct 27, 2025 6:48:00 PM PDT.

---



# Wilson County Motors SWC# 209 Vendor #0000000869

Shelby Walsh | \*All quotes have a 90 day expiration date\* | shelby@wilsoncountyauto.com

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr LS ( ✓ Complete )

## Price Summary

### PRICE SUMMARY

	VQ2	MSRP
Base Price	\$58,074.40	\$63,400.00
Total Options	(\$140.00)	\$360.00
Vehicle Subtotal	\$57,934.40	\$63,760.00
Destination Charge	\$2,595.00	\$2,595.00
<b>Grand Total</b>	<b>\$60,529.40</b>	<b>\$66,355.00</b>

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 26835. Data Updated: Oct 27, 2025 6:48:00 PM PDT.



# Wilson County Motors SWC# 209 Vendor #0000000869

Shelby Walsh | \*All quotes have a 90 day expiration date\* | shelby@wilsoncountyauto.com

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr LS (  Complete )

## Weight Ratings

### WEIGHT RATINGS

Front Gross Axle Weight Rating:	3700 lbs
Rear Gross Axle Weight Rating:	4300 lbs
Gross Vehicle Weight Rating:	7600.00 lbs

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.  
Data Version: 26835. Data Updated: Oct 27, 2025 6:48:00 PM PDT.



# Wilson County Motors SWC# 209 Vendor #0000000869

Shelby Walsh | \*All quotes have a 90 day expiration date\* | shelby@wilsoncountyauto.com

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr LS (  Complete )

## Technical Specifications

### Exterior

#### Doors

Side Door Type N/A

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.  
Data Version: 26835. Data Updated: Oct 27, 2025 6:48:00 PM PDT.



# Wilson County Motors SWC# 209 Vendor #0000000869

Shelby Walsh | \*All quotes have a 90 day expiration date\* | shelby@wilsoncountyauto.com

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr LS ( / Complete )

## Selected Model and Options

### MODEL

CODE	MODEL	VQ2	MSRP
CK10706	2026 Chevrolet Tahoe 4WD 4dr LS	\$58,074.40	\$63,400.00

### COLORS

CODE	DESCRIPTION
GAZ	Summit White (Not available on Premier and High Country.)

### EMISSIONS

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
FE9	Emissions, Federal requirements	0.00 lbs	0.00 lbs	\$0.00	\$0.00

### ENGINE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
L84	Engine, 5.3L EcoTec3 V8 with Dynamic Fuel Management, Direct Injection and Variable Valve Timing, includes aluminum block construction (355 hp [265 kW] @ 5600 rpm, 383 lb-ft of torque [518 Nm] @ 4100 rpm) (STD)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

### TRANSMISSION

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
MHS	Transmission, 10-speed automatic electronically controlled with overdrive, includes Traction Select System including tow/haul (STD)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

### GVWR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
C6G	GVWR, 7600 lbs. (3447 kg) (4WD models only.) (STD)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 26835. Data Updated: Oct 27, 2025 6:48:00 PM PDT.



# Wilson County Motors SWC# 209 Vendor #000000869

Shelby Walsh | \*All quotes have a 90 day expiration date\* | shelby@wilsoncountyauto.com

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr LS ( / Complete )

## AXLE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
GU5	Rear axle, 3.23 ratio	0.00 lbs	0.00 lbs	\$0.00	\$0.00

## PREFERRED EQUIPMENT GROUP

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
1LS	LS Preferred Equipment Group includes standard equipment	0.00 lbs	0.00 lbs	\$0.00	\$0.00

## WHEEL TYPE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
RCV	Wheels, 18" x 8.5" (45.7 cm x 21.6 cm) Bright Silver painted aluminum (STD)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

## TIRES

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
QDF	Tires, 265/65R18SL all-season, blackwall (Standard with (RCV) 18" Bright Silver painted aluminum wheels only.) (STD)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

## PAINT

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
GAZ	Summit White (Not available on Premier and High Country.)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

## SEAT TYPE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
A50	Seats, front bucket (STD)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 26835. Data Updated: Oct 27, 2025 6:48:00 PM PDT.



# Wilson County Motors SWC# 209 Vendor #0000000869

Shelby Walsh | \*All quotes have a 90 day expiration date\* | shelby@wilsoncountyauto.com

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr LS ( Complete )

## SEAT TRIM

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
H0U	Jet Black, Premium cloth seat trim	0.00 lbs	0.00 lbs	\$0.00	\$0.00

## RADIO

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
URW	Audio system, 17.7" diagonal advanced color LCD display with Google built-in compatibility (select service plan required, terms and limitations apply), including navigation capability, connected apps, personalized profiles for each driver's settings, Natural Voice Recognition and Phone Integration (STD)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

## ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
VK3	License plate front mounting package (Included on orders with ship-to states that require a front license plate.)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

## CUSTOM EQUIPMENT

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	VQ2	MSRP
Assist	Assistance	0.00 lbs	0.00 lbs	(\$500.00)	\$0.00
Federal	Federal Tire Fee	0.00 lbs	0.00 lbs	\$10.00	\$10.00
Svc	Svc Fee	0.00 lbs	0.00 lbs	\$350.00	\$350.00
<b>Options Total</b>		<b>0.00 lbs</b>	<b>0.00 lbs</b>	<b>(\$140.00)</b>	<b>\$360.00</b>

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 26835. Data Updated: Oct 27, 2025 6:48:00 PM PDT.



## Wilson County Motors SWC# 209 Vendor #0000000869

Shelby Walsh | \*All quotes have a 90 day expiration date\* | shelby@wilsoncountyauto.com

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr LS (  Complete )

### Standard Equipment

#### Mechanical

Suspension, Premium Smooth Ride

Engine, 5.3L EcoTec3 V8 with Dynamic Fuel Management, Direct Injection and Variable Valve Timing, includes aluminum block construction (355 hp [265 kW] @ 5600 rpm, 383 lb-ft of torque [518 Nm] @ 4100 rpm) (STD)

Transmission, 10-speed automatic electronically controlled with overdrive, includes Traction Select System including tow/haul (STD)

Rear axle, 3.23 ratio

GVWR, 7600 lbs. (3447 kg) (4WD models only.) (STD)

Keyless start, push button

Automatic Stop/Start

Engine control, stop/start system disable button, non-latching

Engine air filtration monitor

Fuel, gasoline, E15

Transfer case, active, single-speed, electronic Autotrac does not include neutral. Cannot be dinghy towed (4WD models only. Deleted when (NHT) Max Trailering Package is ordered.)

Differential, mechanical limited-slip

4-wheel drive

Cooling, external engine oil cooler, heavy-duty air-to-oil integral to driver side of radiator

Cooling, auxiliary transmission oil cooler, heavy-duty air-to-oil

Battery, 730 cold-cranking amps with 80 amp hour rating

Alternator, 220 amps

Trailering equipment includes trailering hitch platform, 7-wire harness with independent fused trailering circuits mated to a 7-way connector and 2" trailering receiver

Trailer sway control

Hitch Guidance

Suspension, front coil-over-shock with stabilizer bar

Suspension, rear multi-link with coil springs

Steering, power

Brakes, 4-wheel antilock, 4-wheel disc with DURALIFE rotors

Exhaust, single system, single-outlet

Mechanical Jack with tools

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 26835. Data Updated: Oct 27, 2025 6:48:00 PM PDT.



## Wilson County Motors SWC# 209 Vendor #000000869

Shelby Walsh | \*All quotes have a 90 day expiration date\* | shelby@wilsoncountyauto.com

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr LS (✔ Complete)

### Exterior

Wheels, 18" x 8.5" (45.7 cm x 21.6 cm) Bright Silver painted aluminum (STD)

Tires, 265/65R18SL all-season, blackwall (Standard with (RCV) 18" Bright Silver painted aluminum wheels only.) (STD)

Wheel, full-size spare, 17" (43.2 cm) steel

Tire, spare P265/70R17 all-season, blackwall

Tire carrier, lockable outside spare, winch-type mounted under frame at rear

Active aero shutters, upper

Fascia, front

Luggage rack side rails, roof-mounted, bright

Assist steps, Black with chrome accent strip

IntelliBeam, automatic high beam on/off

Headlamps, LED

Tail lamps, LED

Mirrors, outside heated power-adjustable, manual-folding, body-color

Mirror caps, body-color

Glass, deep-tinted (all windows, except light-tinted glass on windshield and driver- and front passenger-side glass)

Glass, acoustic, laminated

Glass, windshield shade band

Windshield, solar absorbing

Wipers, front intermittent, Rainsense

Wiper, rear intermittent with washer

Door handles, body-color

Liftgate, rear manual

### Entertainment

Audio system, 17.7" diagonal advanced color LCD display with Google built-in compatibility (select service plan required, terms and limitations apply), including navigation capability, connected apps, personalized profiles for each driver's settings, Natural Voice Recognition and Phone Integration (STD)

Audio system feature, 6-speaker system

Bluetooth for phone personal cell phone connectivity to vehicle audio system

5G Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.)

Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.)

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 26835. Data Updated: Oct 27, 2025 6:48:00 PM PDT.



## Wilson County Motors SWC# 209 Vendor #0000000869

Shelby Walsh | \*All quotes have a 90 day expiration date\* | shelby@wilsoncountyauto.com

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr LS ( / Complete )

### Entertainment

SiriusXM with 360L Trial Subscription. SiriusXM with 360L transforms your customers' ride with our most extensive and personalized radio experience on the road. (IMPORTANT: The SiriusXM trial subscription is not provided on vehicles that are ordered for Fleet Daily Rental ("FDR") use. Trial subscription is subject to the SiriusXM Customer Agreement and privacy policy, visit [www.siriusxm.com](http://www.siriusxm.com) which includes full terms and how to cancel. All fees, content, features, and availability are subject to change. Some features require GM connected vehicle services.)

Wireless Apple CarPlay/Wireless Android Auto

### Interior

Seats, front bucket (STD)

Seat trim, cloth

Seat adjuster, driver 8-way power

Seat adjuster, front passenger 6-way power

Seat adjuster, driver 2-way power lumbar

Seat adjuster, front passenger 2-way power lumbar

Seats, second row 60/40 split-folding bench, manual

Seats, third row 60/40 split-folding bench, manual

Key card (Standard with (A50) front bucket seats only. Requires (UE1) OnStar.)

Console, floor with storage area and removable storage tray (Deleted when (AZ3) 40/20/40 split-bench front seats are ordered.)

Floor covering, color-keyed carpeting

Floor mats, color-keyed carpeted first and second row, removable (Deleted when LPO floor mats or LPO floor liners are ordered.)

Electronic Precision Shift

Steering column lock, electrical

Steering column, manual tilt and telescopic

Steering wheel, 3-spoke, wrapped

Steering wheel controls, mounted audio, Driver Information Center, Adaptive Cruise Control, Forward Collision Alert following gap button and heated steering wheel (when equipped)

Driver Information Center, 11" diagonal multi-color digital display

Door locks, power programmable with lockout protection and delayed locking

Keyless Open includes extended range Remote Keyless Entry

Remote start

Window, power with driver Express-Up/Down

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 26835. Data Updated: Oct 27, 2025 6:48:00 PM PDT.



## Wilson County Motors SWC# 209 Vendor #0000000869

Shelby Walsh | \*All quotes have a 90 day expiration date\* | shelby@wilsoncountyauto.com

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr LS (✔ Complete)

### Interior

Window, power with front passenger Express-Up/Down

Windows, power with rear Express-Down

Adaptive Cruise Control

Theft-deterrent system, electrical, unauthorized entry

USB ports, 2 type-A and C, charge and data located inside center console (Deleted when (AZ3) 40/20/40 split-bench front seat is ordered.)

USB ports, 2 type-A and C, charge and data, located on front console

USB ports, 2 type-C, charge-only, located in third row

Air conditioning, tri-zone automatic climate control with individual climate settings for driver, right front passenger and rear seat occupants

Air conditioning, rear

Defogger, rear-window electric

Power outlets, 2, 120-volt, located on the rear of the center console and rear cargo area (NOTE: When ordered with (9C1) Police Package or (5W4) Special Service Package, the location of the outlets will change from the rear of the center console to the rear of the center seat.)

Mirror, inside rearview manual day/night

Visors, driver and front passenger illuminated vanity mirrors, sliding

Assist handles, overhead, driver and front passenger, located in headliner

Assist handles, front passenger A-pillar and second row outboard B-pillar

Lighting, interior with dome light, driver- and passenger-side door switch with delayed entry feature, cargo lights, door handle or Remote Keyless Entry-activated illuminated entry and map lights in front and second seat positions

Cargo management system

Chevrolet Connected Access capable (Subject to terms. See onstar.com or dealer for details.)

### Safety-Mechanical

Front Pedestrian and Bicyclist Braking

Intersection Automatic Emergency Braking intersection alert, braking

Enhanced Automatic Emergency Braking

Reverse Automatic Braking

StabiliTrak, stability control system with brake assist, includes traction control

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 26835. Data Updated: Oct 27, 2025 6:48:00 PM PDT.



## Wilson County Motors SWC# 209 Vendor #000000869

Shelby Walsh | \*All quotes have a 90 day expiration date\* | shelby@wilsoncountyauto.com

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr LS (  Complete )

### Safety-Interior

Airbags, Frontal airbags for driver and front outboard passenger; Seat-mounted side-impact airbags for driver and front outboard passenger; Driver inboard seat-mounted side-impact airbag; Head-curtain airbags for all rows in outboard seating positions (Deleted when (AZ3) front 40/20/40 split-bench seat is ordered. Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

Front outboard Passenger Sensing System for frontal outboard passenger airbag (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

Hill Start Assist

Blind Zone Steering Assist (Replaced by (UKW) Blind Zone Steering Assist with Trailing when (NHT) Max Trailing Package is ordered.)

OnStar Services capable (See onstar.com for details and limitations. Services vary by model. Service plan required.)

Enhanced Automatic Parking Assist

HD Surround Vision

Rear Camera Washer

Rear Cross Traffic Braking

Rear Pedestrian Alert

Side Bicyclist Alert

Lane Keep Assist with Lane Departure Warning, enhanced

Forward Collision Alert

Safety Alert Seat

Rear Seat Reminder

Buckle to Drive prevents vehicle from being shifted out of Park until driver seat belt is fastened; times out after 20 seconds and encourages seat belt use, can be turned on and off in Settings or Teen Driver menu

Door locks, rear child security, manual

LATCH system (Lower Anchors and Tethers for CHildren), for child restraint seats lower anchors and top tethers located in all second-row seating positions, top tethers located in third row seating positions

Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver

Tire Pressure Monitoring System auto learn, includes Tire Fill Alert (does not apply to spare tire)

Warning tones headlamp on, driver and right-front passenger seat belt unfasten and turn signal on

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 26835. Data Updated: Oct 27, 2025 6:48:00 PM PDT.



## Wilson County Motors SWC# 209 Vendor #0000000869

Shelby Walsh | \*All quotes have a 90 day expiration date\* | shelly@wilsoncountyauto.com

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr LS (✔ Complete)

### Safety-Interior

OnStar Basics (OnStar Fleet Basics for Fleet) Drive confidently with core OnStar services including remote commands, built-in voice assistance, real-time traffic and navigation, and Automatic Crash Response to help if you're in need. (Requires (UE1) OnStar. OnStar Basics includes remote commands, Navigation, Voice Assistance, and Automatic Crash Response, for eligible vehicles with compatible software. OnStar Basics is standard for 8 years; OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See onstar.com for details and limitations.)

### WARRANTY

Warranty Note: <<< Preliminary 2026 Warranty >>>

Basic Years: 3

Basic Miles/km: 36,000

Drivetrain Years: 5

Drivetrain Miles/km: 60,000

Drivetrain Note: 3.0L & 6.0L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles

Corrosion Years (Rust-Through): 6

Corrosion Years: 3

Corrosion Miles/km (Rust-Through): 100,000

Corrosion Miles/km: 36,000

Roadside Assistance Years: 5

Roadside Assistance Miles/km: 60,000

Roadside Assistance Note: 3.0L & 6.0L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles

Maintenance Note: First Visit: 12 Months/12,000 Miles

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 26835, Data Updated: Oct 27, 2025 6:48:00 PM PDT.



## Wilson County Motors SWC# 209 Vendor #0000000869

Shelby Walsh | \*All quotes have a 90 day expiration date\* | shelby@wilsoncountyauto.com

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr LS (✔ Complete)



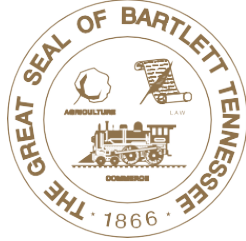
**Note: Photo may not represent exact vehicle or selected equipment.**

---

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 26835. Data Updated: Oct 27, 2025 6:48:00 PM PDT.

**Board of Mayor and Aldermen**  
**November 13, 2025**



**Item Memo**

**Consent Summary:**  
Request approval of the 2025 Economic Development Proposal between the Bartlett Area Chamber of Commerce and the City of Bartlett.

**Formal Body:**

**Attachments:**  
City BACC ED Partnership 2025 - FINAL

# 2025 ECONOMIC DEVELOPMENT PROPOSAL BETWEEN THE BARTLETT AREA CHAMBER AND CITY OF BARTLETT



## I. PURPOSE

The City of Bartlett (City) and the Bartlett Area Chamber of Commerce (BACC) are committed to the economic wellbeing of the community. The City & BACC realize that a community's health is dependent on a viable long-term economic development strategy and that working in concert is by far the best approach.

A strong Public/Private Partnership ensures efficiency and effectiveness. Focusing on each entity's core strengths will result in a dynamic economic development program benefiting the entire community.

Given the highly competitive nature of Economic Development and the City's need to hold down property taxes for both households and industry, it is incumbent that the City and BACC revise their working arrangement to better reflect the urgency of addressing the changing retail and industrial landscape.

## II. STRATEGY

Bartlett's Economic Development priorities are focused on the retention and creation of good paying jobs, to enhance the community's household income and to generate sustainable revenues for local government so as to provide its citizens with the best services available.

The primary areas of focus for economic development are:

- Business Retention
- Commercial & Industrial Real Estate Development
- Marketing
- New Business Development
- Retail Development
- Workforce Development

## III. RESPONSIBILITIES OF PARTIES:

The City and BACC will work in tandem implementing the long-term strategy, yet each will perform specific duties to match their area of expertise.

The City will focus its efforts, though not limited to, overall community development with an emphasis on infrastructure, code enforcement, public safety, education, and maintaining a strong pro-business environment.

The BACC will focus on new business recruitment and retention (retail, commercial, and industrial), real estate development across these sectors, and the marketing and promotion of the community. The Partnership will work jointly on these endeavors, workforce-related issues, and cooperate on marketing strategies to attract new investment. Real estate development initiatives will also be pursued in partnership, ensuring alignment with community priorities and market demand. In addition, the BACC will continue to serve as an advocate of the Greater Memphis Medical Device Council, providing administrative support and assistance as needed. The Chamber will also develop a targeted marketing strategy to attract medical device-related businesses and other high-paying jobs to Bartlett.

In overlapping areas of economic development, the City and BACC will collaborate to leverage their respective strengths, aligning efforts to attract new opportunities and support sustainable growth. These collaborative

initiatives will be guided by best practices in economic development, such as proactive site readiness, data-driven market analysis, and strong regional partnerships, to ensure Bartlett remains competitive in an evolving marketplace.

**IV. STAFFING:**

The City and BACC will depend on specialists and/or consultants to assist them in implementing their long-term strategy. The BACC will focus its attention on hiring, or retaining, a marketing professional with experience in promoting commercial real estate developments as well as the community in general. Also, the BACC will employ a specialist to manage the daily responsibilities of the economic development program. These positions will report directly to the BACC President and work closely with City staff and consultants.

**V. BACC FUNDING:**

The BACC is a non-profit organization supported by both the public and private sectors. The BACC Strategic Partnership was established in 2010 to implement economic development initiatives to benefit Bartlett and Shelby County. The purpose of the Partnership is to raise operating capital that will enable the Chamber to perform tasks expected of an economic development organization. To date, the majority of funds have come from private industry.

The City has been a charter member of the Bartlett Chamber since its beginning in 1980. The City has also been an integral member of the economic development Partnership since its inception and has been one of its largest contributors. The amount provided by the City is a reflection of its own economic development focus. With an increased interest in Retail, Commercial and Industrial Development it is essential that a strong public & private relationship be structured to accommodate the mission of growing Bartlett

City funds will be used to offset expenses associated with the activities outlined in Section VI.

This Agreement will be renewed on an annual basis as long as both parties are satisfied with the relationship. Year-end review of the Partnership should be conducted no later than June of each year and notice provided if either party decides, for whatever reason, to discontinue the Partnership.

The BACC has always appreciated the support the City has provided and look forward to a long and productive relationship.

Distribution of City Funds:

1. \$10,000 annually to the BACC’s general fund. This amount is to be used to assist the BACC in its general operation.
2. \$25,000 earmarked toward economic development activities (Strategic Partner) <https://bartlett-chamber.webflow.io/strategic-partners>

The \$35,000 that the City of Bartlett annually provides is applied to the expenses highlighted below in support of the defined measurables listed on page 4.

**VI. OUTLINE OF ACTIVITIES AND EXPENSES:**

	<u>ANNUAL</u>	<u>MONTHLY</u>	<u>CITY</u>
1. Maintain updated inventory of Bartlett commercial properties.	\$6,000	\$500	
2. Work with property owners to appraise and market their assets.	\$6,000	\$500	
3. Market and promote Bartlett Corporate Parks	\$4,000	\$333	\$2,000
4. Respond to “Request for Proposal” from ECD, TVA and other economic development agencies	\$12,000	\$1,000	\$6,000

5. Maintain statistical data relevant to prospective investors.	\$3,600	\$300	\$2,000
6. Manage Co-Star account (commercial real estate database).	\$8,000	\$665	\$4,000
7. Retain capital investment and job creation data for Bartlett and surrounding area.	\$3,600	\$300	
8. Serve as liaison to local, state, and regional economic dev. organizations.	\$12,000	\$1,000	\$2,000
9. Utilize social media in promoting the Bartlett image.	\$12,000	\$1,000	
10. Maintain and manage fee for <a href="http://www.bartlettgrowth.com">www.bartlettgrowth.com</a> website	\$4000	\$333	\$2,000
11. Maintain dialogue with existing businesses in Bartlett and assist when needed.	\$12,000	\$1,000	
12. Support the Greater Memphis Medical Device Council and its workforce initiative.	\$15,000	\$1,250	
13. Create, maintain and distribute marketing materials designed to attract retailers and developers to Bartlett.	\$9,600	\$800	\$5,000
14. Establish a marketing campaign encouraging local residents to shop in Bartlett.	\$6,000	\$500	
15. Maintain an active retail development strategy incorporating the assistance of Jones Aur and participating in regional and national conventions	\$24,000	\$2,000	\$12,000
16. Work closely with Bartlett Station Commission to help market and promote the district.	\$12,000	\$1,000	
ANNUAL BACC Econ. Dev. OPERATING BUDGET (not including staff)	\$145,800	\$12,150	<b><u>\$35,000</u></b>
BACC 2025 FY Budget:	\$672,000		
BACC Strategic Partners annual (private) contributions:	\$162,280		
CITY OF BARTLETT TOTAL CONTRIBUTION			
Current Contribution	\$35,000		

VII. **BACC MEASURABLES:**

**1. Objective: Attract industrial businesses to Bartlett**

a. Key Results:

- i. Respond to at least 15 RFIs/RFPs annually from TVA, TNECD, or site selectors.

**2. Objective: Support existing businesses**

a. Key Results:

- i. Develop and launch one new annual training program for small business owners in 2026.
- ii. Maintain a 90% satisfaction score from surveyed local businesses.

**3. Objective: Improve visibility of Bartlett's assets**

- a. Key Results:
  - i. Increase unique monthly visitors to bartlettgrowth.com by 25% by the end of 2026.

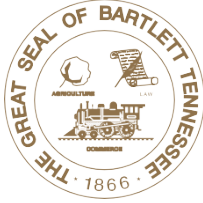
**4. Objective: Strengthen Bartlett Station & Retail Districts**

- a. Key Results:
  - i. Create a quarterly report on retail vacancies and all defined measurables. This report will be presented at all Bartlett Station Commission meetings.

Once the City hires the Economic Development Manager, the BACC will host a joint planning session that will:

- Align City and BACC activities with clear, quantifiable OKRs.
- Define shared responsibility for recruiting vs. marketing vs. retention.
- Establish a quarterly reporting framework for Bartlett Station that focuses on the execution of all developed and added OKRs.

**\*Note: The listed objectives and key results may change annually due to the collective needs of the City of Bartlett and Bartlett Chamber of Commerce.\***



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

**Resolution 41-25**

**Meeting: 11/13/2025 6:00 PM  
Department: Finance  
Category: Resolution  
Prepared By: Richard Phebus,  
Director of Finance  
Initiator:  
Sponsors:**

---

**Resolution 41-25, a resolution to amend the Fiscal Year 2026 Bartlett City Schools General Purpose School Fund and Education Capital Project Fund.**

**WHEREAS**, the Bartlett City Board of Mayor and Aldermen is required to approve the Bartlett City Board of Education (BOE) General Purpose School Fund and other school fund budgets, as amended; and

**WHEREAS**, the Bartlett City BOE, using Resolution 13-3, approved a budget amendment to its Capital Projects Fund on October 23, 2025, for the building improvements for Bartlett Elementary Roof and the Bartlett High School Practice Facility, using GPS Fund Balance as the source of funding; and

**WHEREAS**, resolution 13-3 of the Bartlett City BOE is hereby attached and made a part of this resolution by reference.

**NOW THEREFORE BE IT RESOLVED** By the Board of Mayor and Aldermen that the amendment itemized in resolution 13-3 to the FY2026 Capital Projects Fund of the Bartlett City BOE is approved.

**Adopted this day of November 13, 2025**

---

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

---

David Parsons, Mayor

Attest: \_\_\_\_\_  
Penny Medlock, City Clerk



**RESOLUTION 13-3**

A RESOLUTION TO APPROVE THE PLANNED USE OF GENERAL FUND BALANCE AND TO AMEND THE 2025-2026 FISCAL YEAR EDUCATION CAPITAL PROJECT FUND BUDGET OF THE BARTLETT CITY SCHOOLS.

WHEREAS, Tennessee Code Annotated §49-2-203(a)(10)(A)(i) requires the Bartlett City Board of Education to direct the Superintendent and the Chair to prepare a budget on forms furnished by the Commissioner, and when the budget has been approved by the Board, to then submit that budget to the Bartlett Board of Mayor and Aldermen for their approval; and

WHEREAS, these amendments change the total amount of the budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BARTLETT CITY BOARD OF EDUCATION:

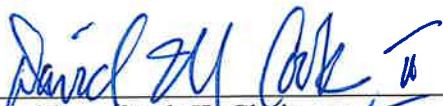
Section 1. That the General Purpose and Education Capital Project Fund Budgets for the 2025-2026 school year for the Bartlett City Schools as presented in official budget documents are hereby amended by reference in the following amounts as referenced below:

<b>Fund 177 - Capital Projects Fund</b>								
<b>Fund</b>	<b>Function</b>	<b>Object</b>	<b>Project</b>	<b>Description</b>	<b>Budget</b>	<b>Add</b>	<b>Subtract</b>	<b>Amended Budget</b>
177	91300	70700	5750	Building Improvements - Bartlett Elem Roof	\$0.00	\$1,929,000.00		\$1,929,000.00
177	91300	70700	5710	Building Improvements - BHS Practice Facility	\$0.00	\$5,301,600.00		\$5,301,600.00
177	91300	30400	5710	Architects - BHS Practice Facility	\$208,450.00	\$0.00		\$208,450.00
177	91300	32100	5710	Engineering Services - BHS Practice Facility	\$39,050.00	\$0.00		\$39,050.00
177	91300	39900	5710	Contracted Services - BHS Practice Facility	\$5,390.00	\$0.00		\$5,390.00
<b>Totals</b>					<b>\$252,890.00</b>	<b>\$7,230,600.00</b>	<b>\$0.00</b>	<b>\$7,483,490.00</b>
<b>FY26 Amended General Fund Balance</b>					<b>Beginning Bal</b>	<b>Add</b>	<b>Subtract</b>	<b>Amended Fund Bal</b>
					\$67,371,695.63		\$7,230,600.00	\$60,141,095.63

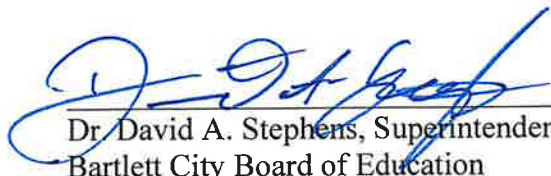
Section 2. That the budget documents required by law will be amended and submitted as required for approval to the Bartlett Board of Mayor and Aldermen, and, upon approval, shall be submitted as required to the State of Tennessee.

Section 3. That this resolution shall become effective October 23, 2025 from and after its adoption by the Bartlett City Board of Education.

Adopted this 23 day of October, 2025.



David M. Cook II, Chairman  
Bartlett City Board of Education

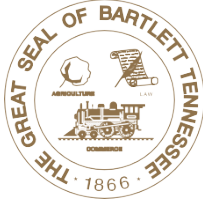


Dr. David A. Stephens, Superintendent  
Bartlett City Board of Education



APPROVED AS TO FORM:

Kari Shoopman, General Counsel



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

**Meeting: 11/13/2025 6:00 PM  
Department: Planning  
Category: Resolution  
Prepared By: Sam Harris,  
Senior Planner  
Initiator:  
Sponsors:**

**Resolution 42-25**

---

**Resolution 42-25, a resolution to approve the Industrial Development Board of the City of Bartlett, Tennessee's Economic Impact Plan for the City of Bartlett Public Safety and Greenspace Preservation Tax Increment Financing application.**

**WHEREAS**, the Board of Mayor and Aldermen for the City of Bartlett is required to approve Economic Impact Plans recommended by the Industrial Development Board of the City of Bartlett, Tennessee (the "Industrial Development Board"); and

**WHEREAS**, the Industrial Development Board conducted a public hearing on the Economic Impact Plan and TIF application from the City of Bartlett, in an open, public meeting on November 6, 2025 regarding the City of Bartlett Public Safety and Greenspace Preservation Tax Increment Financing application; and

**WHEREAS**, the Industrial Development Board found and determined that the submitted Economic Impact Plan meets the requirements of the Act, will create and foster a vibrant, mixed-use center for the City of Bartlett, create jobs, generate taxes, enhance pedestrian and vehicular safety, preserve greenspace and otherwise further the purposes of the Act; and

**WHEREAS**, the Industrial Development Board approved and confirmed on November 6, 2025 the Economic Impact Plan and TIF application from the City of Bartlett for the City of Bartlett Public Safety and Greenspace Preservation Tax Increment Financing application with a favorable recommendation.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF BARTLETT, TENNESSEE**, that the Economic Impact Plan and TIF application from the City of Bartlett, and recommended by the Industrial Development Board for the City of Bartlett Public Safety and Greenspace Preservation Tax Increment Financing application located in Bartlett, Tennessee is approved.

ADOPTED THIS 13th DAY OF NOVEMBER, 2025.

---

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

---

David Parsons, Mayor

Attest: \_\_\_\_\_  
Penny Medlock, City Clerk



**ECONOMIC IMPACT PLAN  
FOR  
CITY OF BARTLETT  
PUBLIC SAFETY AND GREENSPACE PRESERVATION  
TAX INCREMENT FINANCING**

**I. Introduction**

In May 2023, the Mid-South Safety Action Plan (“SAP”) was published to serve as a framework for reducing traffic-related fatalities and serious injuries across the Mid-South. In the City of Bartlett, Tennessee (the “City”), the SAP identified Stage Road as a "high-injury corridor". Additionally, a comprehensive data analysis revealed that the intersection of Stage and Kirby Whitten experienced the highest frequency of crashes in Bartlett. Furthermore, Stage Road at Summer Avenue was ranked third-highest for crashes, and Summer Avenue at Kirby Whitten ranked fourth-highest in the City.

Blue Sky Communities Inc., a Tennessee corporation (“Blue Sky”) has contracted to purchase an approximate 34.59-acre tract of land located at the intersection of Highway 64 and Highway 70 in Bartlett, Tennessee, which is designated on the attached Exhibit “A” as the “Union Depot 1st Addition Property”. Given the influx of new residents expected in the area as a result of development of Union Depot and other developments, along with existing traffic safety concerns, the City is seeking to make several infrastructure improvements in the area designated on the attached Exhibit “A” as the “Corridor Improvement Area.” Expected improvements include roadway and intersection work, access management and signalization along Highway 70 and Stage Road, sidewalks, crosswalks, and traffic-calming features, wayfinding, lighting, stormwater and flood-control facilities, and water, sewer, and electrical upgrades to meet current and anticipated demand. These infrastructure improvements will improve public safety in the area by reducing traffic speeds, reducing traffic accidents, and creating safer pedestrian walkways and intersections.

The expected growth in the City as result of the Union Depot project and other new development will also create an increased need for open space and parklands in the City. The City has the opportunity to acquire a privately-owned golf course, commonly known as the Quail Ridge Golf Course (the “Greenspace Preservation Area”) and its associated infrastructure. Developer currently has a purchase contract for the Greenspace Preservation Area, and upon approval of this Plan (defined below), Developer shall assign such contract to the City. Following the acquisition of the Greenspace Preservation Area, the City anticipates a phased program of capital improvements appropriate to a municipal facility, in order to align it with the City’s parks and recreation standards.

The City has requested assistance from the Industrial Development Board of the City of Bartlett, Tennessee, a public nonprofit corporation organized under Tenn. Code Ann. §§ 7-53-101, et. seq. (“Board”), in connect with certain projects to be developed on the Union Depot 1<sup>st</sup> Addition Property, the Corridor Improvement Area, the Greenspace Preservation Area, and certain infrastructure improvements in the surrounding areas, as more particularly described below.

What follows is an economic impact plan for the development of the Plan Area, as defined below (the “Plan”). First, the Plan explains the statutory authority for financial assistance from the Board (Section II). Second, the Plan describes the Projects, the area subject to this Plan, and the

requested financial assistance from the Board in the form of tax increment financing (Sections III, IV, and V). Third, the Plan discusses the expected benefits to the City and Shelby County, Tennessee (the “County”) from the Projects (Section VI). Finally, the Plan explains the mechanics of the requested tax increment financing and the public approval process for the Plan (Sections VII and VIII).

## **II. Authority for Economic Impact Plan**

The Board is an industrial development corporation under Tenn. Code Ann. § 7-53-101 *et. Seq.* (an “IDB”). An IDB is authorized under Tenn. Code Ann. § 7-53-312 to prepare and submit to cities and counties an economic impact plan with respect to an area that includes a project within the meaning of Tenn. Code Ann. § 7-53-101 and such other properties that the IDB determines will be directly improved or benefitted due to the undertaking of such projects. Tennessee Code Annotated § 7-53-312 also authorizes cities and counties to apply and pledge new incremental tax revenues that arise from the area subject to the economic impact plan to the IDB to promote economic development, to pay the cost of projects, or to pay debt service on bonds, notes, or other obligations issued by the IDB to pay the costs of projects.

Pursuant to the Tax Increment Act (defined below), tax increment revenues may be used to pay for qualifying public infrastructure improvements, including utilities, roadways, public safety facilities, and recreational amenities that promote economic development and public welfare.

## **III. The Project**

The project to be assisted by this Plan consists of (1) the acquisition by the City of the Greenspace Preservation Area through an assignment of a private purchase sale agreement to the City, (2) the design, construction, and improvement of public infrastructure that enhances public safety, mobility, and quality of life within and around the Corridor Improvement Area (defined below), and (3) the Union Depot 1st Addition Project, as more fully described below (collectively, the “Projects”). By securing the Greenspace Preservation Area as a City-owned recreational asset and by sequencing complementary infrastructure investments, the City intends to catalyze orderly, market-supportive growth along the Highway 70/Stage Road corridor while ensuring that the financial upside of such growth is shared by the public.

The Union Depot 1<sup>st</sup> Addition Property, which is strategically located at the intersection of Highway 70 and Stage Road, that has remained an undeveloped site for decades and has been challenged by inadequate infrastructure. Blue Sky or one or more affiliates thereof (“Developer”) has proposed to construct a mixed-use development on the Union Depot 1<sup>st</sup> Addition Property that may include retail and commercial uses as well as various residential products, which will be known as Union Depot 1st Addition. Union Depot 1st Addition will allow a variety of forms of commercial uses, such as traditional outparcels, ground-floor retail within mixed-use buildings, and the potential for a larger anchor tenant. This flexibility will help give City residents exciting shopping options and convenient services. The residential component includes up to 360 Lofts as well as a Village District which allows Townhomes, Single-Family Detached homes, and Single-Family Semi-Detached homes. A preliminary site plan for the Union Depot 1st Addition Project is attached hereto as Exhibit “B”. The Union Depot 1st Addition mixed-use development described above is collectively referred to in this Plan as the “Union Depot 1st Addition Project”).

Each of the Projects is an eligible “project” within the meaning of Tenn. Code Ann. § 7-53-101(13) and the improvements constitute “public infrastructure” within the meaning of T.C.A. § 9-23-102. The Projects are expected to serve as a catalyst for additional development in the future in the other areas of the Plan Area (the “Future Development”), and such future developments would also constitute eligible “projects” within the meaning of Tenn. Code Ann. § 7-53-101(13).

The Projects and the Future Development, however, are not feasible without improving Highway 70 and Highway 64 to increase safety and making significant investments in new and improved infrastructure and parking in the area, including site design and analysis, site preparation, grading and drainage improvements, utilities, roads, sidewalks, pedestrian walkways, landscaping, gas lines, sewer lines, storm drainage facilities, street lights, parking areas, and other associated development expenses. In order to make the Projects financially feasible, the City has requested that the Board, the Board of Mayor and Aldermen, and the Shelby County Commission on behalf of the County approve, as part of this Plan, a plan for a tax increment financing pursuant to Title 7, Chapter 53 of Tennessee Code Annotated to provide funds to pay for a portion of the costs of the improvements that are needed to permit the acquisition, construction and operation of the Projects, as more particularly described in Section V below. The proceeds of the tax increment financing would be used to pay certain eligible costs, in accordance with Tenn. Code Ann. § 7-53-312 and Tenn. Code Ann. §§ 9-23-101 *et. seq.* (collectively, the “Tax Increment Act”), relating to the Projects (the “Tax Increment Incentive”).

#### **IV. Boundaries of the Plan Area**

The area that would be subject to this Plan and the Tax Increment Incentive includes the Union Depot 1st Addition Property, and adjacent areas to the Union Depot 1st Addition Property, referred to herein as the Corridor Improvement Area and the Greenspace Preservation Area (collectively, the “Plan Area”). The Plan Area is shown on the attached Exhibit “A”. A list of the existing tax parcels that are included in the Plan Area is attached hereto as Exhibit “D”. The Plan Area is hereby declared to be subject to this Plan, and the Projects are hereby identified as the projects that will be located within the Plan Area.

#### **V. Financial Assistance to Project**

The Board will provide financial assistance to the Projects, the Future Development, and related infrastructure improvements by applying the proceeds of the tax increment financing described herein to pay for the following (the “Eligible Costs”): all costs that are (i) incurred in connection with (x) the development of the Projects, the Future Development, or public infrastructure in the Plan Area) or (y) the Tax Increment Incentive and (ii) permitted under the Tax Increment Act, including, without limitation, the costs of designing, constructing, and installing the improvements listed on the attached Exhibit “C” (the “Planned Improvements”). A final description of Planned Improvements will be set forth in one or more development agreements to be executed by the Board, on the one hand, and the City and/or the Developer (including any future developers designated by the City or the Developer), on the other hand, in connection with the Tax Increment Incentive (collectively, the “Development Agreement”), as the same may be amended from time to time by the Board, the City, and the Developer so long as such amendments are consistent with this Plan. The Board will pay for, reimburse the Developer and the City for, or

repay the debt (principal and interest) or other financing of (as applicable) the Eligible Costs upon receipt of adequate documentation of such costs and expenses, as more particularly set forth in the Development Agreement. The Board is hereby authorized to issue and sell bonds, notes, or other obligations for purposes of paying the Eligible Costs, subject to the terms and conditions set forth in Section VII.b. below.

Tenn. Code Ann. § 9-23-108 does not permit the application of incremental tax revenues pursuant to this Plan to pay certain costs relating to privately owned land without first receiving a written determination from the Comptroller of the State of Tennessee (the “State”) and the Commissioner of Economic and Community Development of the State that the use of tax increment revenues for such purposes is in the best interest of the State. The Board will not apply any tax increment revenues to pay costs as to which a written determination is required without first obtaining such written determination.

## **VI. Expected Benefits to the City and Shelby County**

There are numerous expected benefits to the City and County from implementation of the Plan and the development of the Projects. First, they preserve and elevates 100+ acres of greenspace as a municipal asset for public use. In doing so, the City safeguards recreational access, provides a venue for youth sports, civic programming, and community events, and protects a meaningful green buffer that contributes to neighborhood stability and adjacent property values. The Greenspace Preservation Area is expected to support approximately 17 new jobs annually and will generate local sales tax of approximately \$742,000 for the term of the Tax Increment Incentive.

Second, the Projects equip the City to address pressing public safety and infrastructure needs contemporaneously with growth. The anticipated increase in activity along Highway 70 and Stage Road must be matched with targeted improvements in access management, signalization, stormwater, and utilities. The Plan will directly fund critical public safety facilities and road improvements identified in the City's plan to implement the safety improvement suggestions provided in the SAP at the intersections of Stage Road at Kirby Whitten, Stage Road at Summer Avenue, and Summer Avenue at Kirby Whitten.

The Union Depot 1st Addition Project will be a catalyst for the growth of the local community because it is expected to support approximately 604 new one-time/temporary jobs from construction and 691 new jobs annually, increase household formation, and increase property tax revenues in both the short and long-term within the City and County. The current ad valorem taxes generated from the Union Depot 1st Addition amounts to only approximately \$10,026 per year. The Union Depot 1st Addition Project includes projections of an initial capital investment of \$95.7 million. The total additional City and County property taxes to be generated by the Union Depot 1st Addition Project during the term of the Tax Increment Incentive (after payment of certain fees to the Shelby County Trustee and the Board as set forth in Section VII.a. below) are estimated at approximately \$8.5 million for the City and \$13.8 million for the County, based on current tax rates. Of these property taxes, the City will receive approximately \$1.4 million, and the County will receive approximately \$1.8 million. Upon expiration of the Tax Increment Incentive, the City and County will benefit from the entire increase in the property taxes. In addition to the new property taxes discussed above, implementation of the Union Depot 1st Addition Project will generate local sales tax of approximately \$32.3 million for the term of the Tax Increment Incentive.

## **VII. Distribution of Property Taxes and Tax Increment Financing**

a. Distribution of Taxes. Subject to the provisions of this Plan, property taxes imposed on real property and personal property located within the Plan Area shall be allocated and distributed as provided in this subsection. The taxes assessed by the City and County on such property within the Plan Area will be divided and distributed as follows in accordance with Tax Increment Act:

- i. First, two percent (2%) of all of Shelby County property taxes payable with respect to the Plan Area shall be payable, as collected, to the Shelby County Trustee as set forth in Tenn. Code Ann. § 8-11-110 (“Shelby County Trustee Fee”).
- ii. Second, an amount equal to (x) the portion of the property taxes payable, as collected, with respect to the Plan Area for the Base Year (defined below), other than any portion of such taxes that that constitutes Dedicated Taxes, as defined below (the “Base Taxes”), plus (y) that portion of property taxes levied upon property within the Plan Area for the payment of debt service of the City and Shelby County (the “Dedicated Taxes” and together with the Base Taxes, the “Total Base Tax Amount”), less the Shelby County Trustee Fee, will, pursuant to Tenn. Code Ann. § 9-23-103, be allocated to and, as collected, paid to the City and Shelby County in the same manner as all other taxes levied by the City and Shelby County on all other properties; provided, however, that in any year in which the taxes on the property within the Plan Area are less than the Total Base Tax Amount, only the taxes actually imposed will be allocated and paid to the City and Shelby County. As used herein, “Base Year” means 2024.
- iii. Third, eighty percent (80%) of the excess of property taxes over the Total Base Tax Amount less the Shelby County Trustee Fee as set forth above (the “TIF Revenues”) will be allocated and, as collected, paid into a separate fund of the Board created to hold such payments until the tax proceeds in the fund are to be applied to pay the Eligible Costs as described above.
- iv. Fourth, three percent (3%) of the of the excess of property taxes over the Total Base Tax Amount less the Shelby County Trustee fee shall be payable to the Board as an administrative fee for administering the Tax Increment Incentive.
- v. Fifth, two percent (2%) of the excess of Shelby County property taxes over the portion of the Total Base Tax Amount attributable to Shelby County property taxes shall, as collected, be payable to the Shelby County Trustee to administer the Shelby County Tax Increment Incentive.

- vi. Sixth, the remaining of the excess of property taxes over the Total Base Tax Amount less the Shelby County Trustee Fee as set forth above will be allocated to and, as collected, paid to the City and the County as all other taxes levied by the City and County on all other properties.

A table setting out the distribution process is set forth below:

<b>City of Bartlett TIF Calculation</b>		<b>Shelby County TIF Calculation</b>	
	Current Year Taxes Paid to City		Current Year Taxes Paid to County
		-	2% Shelby County Trustee's Fee
-	Base Year Taxes Paid to City	-	Base Year Taxes Paid to Shelby County
=	Excess of Current Over Base Year	=	Excess of Current Over Base Year
-	Current Year Millage Dedicated to Debt Service to City	-	Current Year Millage Dedicated to Debt Service to Shelby County
=	City Incremental Tax Revenue	=	County Incremental Tax Revenue
-	80% Share of City Incremental Tax Revenue to Projects	-	80% Share of County Incremental Tax Revenue to Projects
-	3% Share of City Incremental Tax Revenue to the Bartlett IDB	-	3% Share of County Incremental Tax Revenue to the Bartlett IDB
		-	2% Share of County Incremental Tax Revenue to Shelby County Trustee
=	17%* Share of City Incremental Tax Revenue to Bartlett	=	15%* Share of County Incremental Tax Revenue to Shelby County

\*Based on current City and County portion of such taxes levied upon property for the payment of debt service of the City and County and subject to change from year to year.

The Plan Area may hereafter be divided into separate tax parcels to allow for phased development. The Board is authorized to make all calculations of TIF Revenues on the basis of each parcel within in the Plan Area instead of on an aggregate basis as permitted by the Tax Increment Act. If the Board opts to have such calculations made based upon each parcel, the Board shall give notice to the City and Shelby County that such methodology will be used prior to the first allocation date of any TIF Revenues.

The Board is also authorized to designate, by notice to the City and Shelby County, that the allocation of TIF Revenues from any parcel or group of parcels in the Plan Area shall begin in any tax year prior to year 2036.

TIF Revenues shall be paid to the Board, to the extent received by the City or Shelby County, within ninety (90) days after the respective dates that taxes would be delinquent to the City and Shelby County for such tax year. TIF Revenues received by the City and Shelby County as delinquent taxes shall be paid to the Board by the City and Shelby County within thirty (30) days of receipt.

b. TIF Obligations. In order to pay for Eligible Costs, the Board intends to use the incremental tax revenues that it would receive as a result of the adoption of this Plan to pay debt service on obligations incurred to finance such costs (or to reimburse Developer and/or the City directly for Eligible Cost). This tax increment financing will be structured as follows:

- i. The Board will borrow the amount necessary to pay for the Planned Improvements, the cost of financing the Planned Improvements, and other Eligible Costs through the issuance and sale of notes, bonds, or other obligations of the Board in one or more series. Such amount will be applied to pay Eligible Costs after payment of costs incurred in connection with the issuance of the Tax Increment Financing. The Board may pledge the TIF Revenues allocated to the Board pursuant to this Plan to the payment of notes, bonds, or other obligations, including, without limitation, principal and interest thereon. In no event will any such obligations issued by the Board be considered a debt or obligation of the City or the County in any manner whatsoever, and the source of the funds to satisfy the Board's payment obligations thereunder shall be limited solely to the TIF Revenues, and such obligations shall otherwise be non-recourse to the Board, the City, and the County.
- ii. The proceeds of the notes, bonds, or obligations may be used to pay Eligible Costs as described above, the costs of issuances relating to notes, bonds or obligations described above, and interest on such notes, bonds, or other obligations.
- iii. The use of TIF Revenues from the Union Depot 1st Addition Property, Corridor Improvement Area, or the Greenspace Preservation Area to pay obligations of the Board and the use of the proceeds of such obligations to pay

Eligible Cost may be limited to the Union Depot 1st Addition Property, Corridor Improvement Area, or the Greenspace Preservation Area, respectively.

c. Time Period. Taxes on the real and personal property within the Plan Area will be divided and distributed as provided in this Plan for a period, as to each parcel of property in the Plan Area, not in excess of twenty (20) years as to any parcel but, in any event, such allocations shall cease when there are not Eligible Costs, including debt service, to be paid from the TIF Revenues.

d. Qualified Use. The Board, the City and the County, by the adoption of this Plan, find that the use of the TIF Revenues as described herein, is in furtherance of promoting economic development in the City and County and that costs to be financed as described herein are costs of the Projects.

### **VIII. Approval Process**

Pursuant to Tenn. Code Ann. § 7-53-312, the process for approval of the Plan is as follows:

a. The Board will hold a public hearing relating to the proposed Plan after publishing notice of such hearing in a newspaper of general circulation in the City and County at least two (2) weeks prior to the date of the public hearing. The notice must include the time, place, and purpose of the hearing as well as notice of how a map of the subject area may be viewed by the public. Following such public hearing, the Board may submit the Plan to the City and County for their approval.

b. The governing bodies of the City and County must approve the Plan to be effective as to both the City and the County. The Plan may be approved by resolutions of the Board of Mayor and Alderman of the City and County Commission of the County, whether or not the local charter provisions of the governing bodies provide otherwise. If the governing body of the City approves this Plan but the governing body of the County does not approve this Plan, at City's option, this Plan shall still be effective as to the City, and all references to allocating TIF Revenues of the County shall be deemed deleted. If the governing body of the County approves this Plan but the governing body of the City does not approve this Plan, at City's option, this Plan shall still be effective as to the County, and all references to allocating TIF Revenues of the City shall be deemed deleted.

c. Once this Plan has been approved by the governing bodies of the City and County, the clerk or other recording official of the governing bodies shall transmit the following to the appropriate tax assessor and taxing agency affected: (a) a copy of the description of the property within the Plan Area, and (b) a copy of the resolutions approving the Plan. A copy of the Plan and the resolutions approving the Plan shall be filed with the Comptroller of the State, and annual statements of incremental tax revenues allocated to the Board shall be filed with the State Board of Equalization as required by the Tax Increment Act. The Board will also comply with all other procedural requirements of the Tax Increment Act and other applicable laws.

d. Once the Plan has been approved by the governing bodies of the City and the County,

the Board, the City, and the Developer (as applicable) shall execute the Development Agreement(s). The Board's obligation to provide financial assistance to the Project is subject to the subsequent approval and execution and delivery of the Development Agreement by the Board, the City, and the designated developer.

# EXHIBIT "A" MAP OF PLAN AREA



**EXHIBIT "B"**  
**Union Depot 1st Addition Project**  
**Preliminary Site Plans**



## **EXHIBIT “C”**

### **Planned Improvements**

The following improvements in the Plan Area:

- a. Greenspace Preservation Area acquisition and capital upgrades,
- b. Demolition, clearing, grading, excavation, erosion control, retaining walls, and site work,
- c. Existing infrastructure demo and construction or reconstruction of public infrastructure,
- d. Utility connections and relocation, installation, replacement and placement to public or private utilities,
- e. Buildings constructed on a project site that constitute public infrastructure,
- f. Equipment located on a project site that constitutes public infrastructure,
- g. Architects and engineering costs for the design of any improvements to a project site,
- h. Access drives on a project site,
- i. Landscaping, irrigation, fencing, and street furnishings, for a project site,
- j. Stormwater facilities (water drainage and flood control) on a project site (including detention ponds),
- k. Water system infrastructure and water features,
- l. Public sewer infrastructure and improvements,
- m. Electrical system,
- n. Natural gas,
- o. Public roadways, bridges, curbs, grates, gutters, medians, speed bumps and traffic calming devices including (without limitation) two box culverts, stop light improvement on Summer Avenue (Highway 70), new traffic signal on Stage Road (Highway 64), and changes to the turn lanes on Stage Road,
- p. Pedestrian crosswalks, sidewalks and pedestrian safety features,
- q. Bike lanes and bike racks,
- r. Traffic signals, street signs, wayfinding, district branding signs and transit stops,
- s. Street lights and other safety lighting,
- t. Street signs,
- u. Street trees and site preparation,
- v. Public parking lots,
- w. Public park area amenities,
- x. Walking and running trails,
- y. Public common areas,
- z. Acquisition of land or property,
- aa. Security enhancements,
- bb. Permits, legal, insurance, consulting, construction management fees and architectural, civil engineering, traffic engineering, landscape architecture consulting fees for specific planning, design and construction services reasonably required to accomplish any of the foregoing.

As used above, “public infrastructure” has the meaning given to such term in Tenn. Code Ann. § 9-23-108.

## EXHIBIT “D”

### Parcels in Plan Area

#### Union Depot 1<sup>st</sup> Addition Property

B0157 00187  
B0157 00188  
B0157 00192  
B0157 00195  
B0157 00434  
B0157 00672

#### Corridor Improvement Area

B0157 00287  
B0157 00287Z  
B0157 00290  
B0157 00291  
B0157 00292  
B0157 00454C  
B0157 00458C  
B0157 00459  
B0157 00460C  
B0157 00520  
B0157 00521  
B0157 00525  
B0157 00625C  
B0157 00626  
B0157 00684C  
B0157 00717  
B0157 00753  
B0157 00761  
B0157 00762  
B0157 00763  
B0157 00765  
B0157 00775  
B0157 00776  
B0157 00783  
B0157 00814  
B0157 00852  
B0157 00863  
B0157 00879C  
B0157 00881  
B0157 00882C  
B0157 00884  
B0157 00902

Corridor Improvement Area, continued

B0157 00903  
B0157 00927  
B0157 00928  
B0157 00930  
B0157 00951C  
B0157 00955  
B0157 00956  
B0157 00957  
B0157 00958  
B0157M H00001  
B0157M H00002  
B0157M H00003  
B0157M H00004  
B0157M H00005  
B0201 00011C  
B0201 00013  
B0201 00015  
B0201 00016C  
B0201 00019  
B0201 00020  
B0201 00056  
B0201 00062  
B0201 00063  
B0201 00122  
B0201 00123  
B0201 00124  
B0201 00125  
B0201 00134  
B0201 00159  
B0201 00177

Greenspace Preservation Area

B0148 00786  
B0148 00894  
B0148 00787

# The City of Bartlett's Public Safety and Greenspace Preservation TIF



*Mid-South Safety  
Action Plan (SAP)*



# The City of Bartlett

## Public Safety & Greenspace Preservation TIF



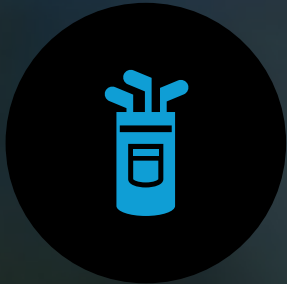
### **City-led initiative:**

All TIF funds are administered by the City and will be used to improve public safety, modernize infrastructure, and preserve community greenspace



### **Corridor Improvements:**

Targets high-crash intersections with smart signals, better lighting, signage, and safer pedestrian crossings



### **Preserving Quail Ridge:**

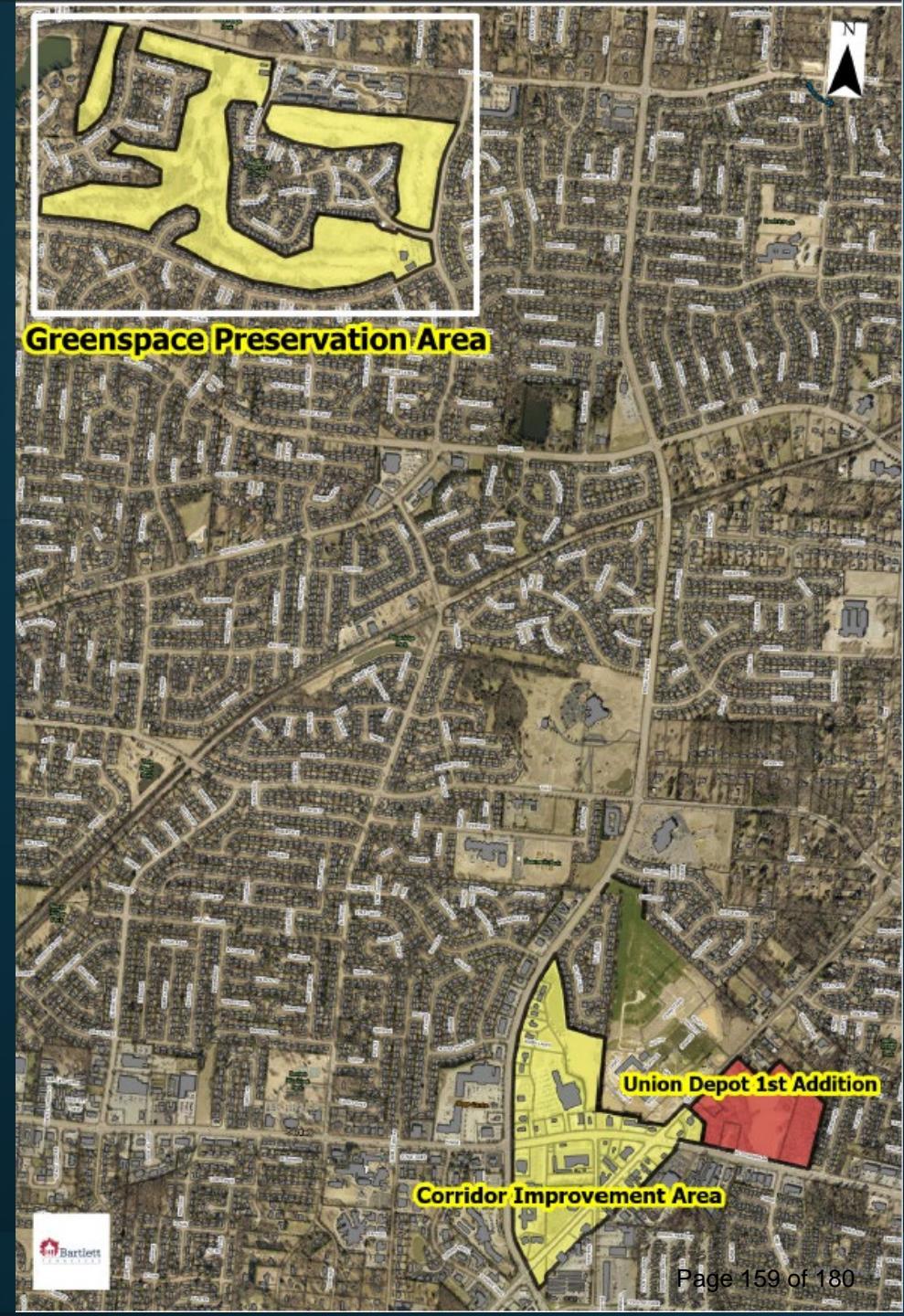
Secures \$3M (via future TIF revenue) to acquire and preserve Quail Ridge Golf Course as public greenspace



### **Infrastructure Investment:**

Reinvests a portion of future tax revenue generated by Union Depot 1<sup>st</sup> Addition to fund supporting infrastructure upgrades

# Planned Improvement Area



# Mid-South Safety Analysis Summary

- Assesses current regional safety policies and transportation conditions
- Analyzes crash data by location, severity, type, and contributing factors
- Identifies high-injury corridors using geospatial mapping
- Highlights safety disparities and recommends targeted improvements

Intersection	2016 - 2020 Crashes	2021 - 2024 Crashes
Stage @ Kirby Whitten	179	229
Stage @ Bartlett Boulevard	127	162
Stage @ Summer Avenue	122	98
Summer Avenue @ Kirby Whitten	98	84
Kirby Whitten @ Yale	90	81

## Intersection Safety Priority

- 3 of the 5 highest crash-risk intersections fall within the "**Corridor Improvement Area**" of the proposed Planned Improvement Area
- The city is already initiating safety improvement pursuits at these locations
- Recurring TIF increment would strengthen and accelerate these efforts

# MID-SOUTH SAFETY ACTION PLAN (SAP)

MAY 2023





# *SMART SAFETY, STRATEGIC INVESTMENT: ADVANCING SAP PRIORITIES WITH TIF SUPPORT*

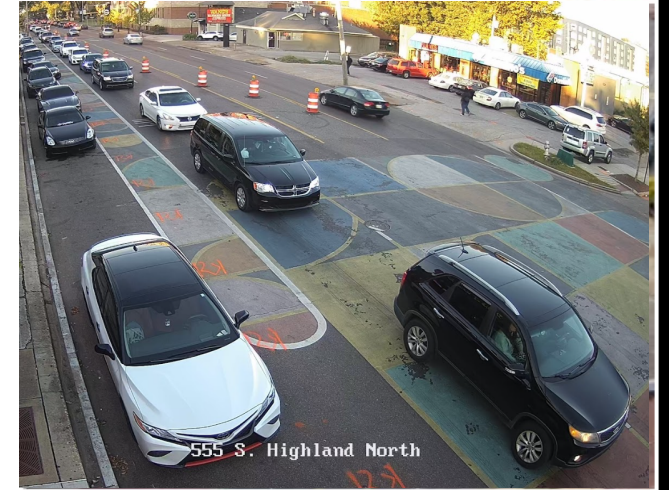
## Proposed SAP-Aligned Improvements

- Redesign roads and intersections to reduce conflict points and improve traffic flow
- Upgrade signals with mast arms, smart sensors, and adaptive timing systems
- Implement access management strategies and traffic-calming features to slow speeds and reduce crashes
- Enhance lighting, signage, and pavement markings for better visibility and driver awareness
- Improve pedestrian and cyclist infrastructure with safer crossings, sidewalks, and dedicated bike lanes

## Safety Enhancements & Financial Support

- TIF increment could augment grant-funded safety efforts, including additional intersection upgrades along the Stage Road corridor
- The City has applied for a Safe Streets and Roads for All (SS4A) planning grant to support a corridor-wide safety strategy
- Proposed enhancements could include AI-based near-miss detection and crash prediction
  - Smart signal timing and real-time traffic management
  - Pedestrian refuge islands and road diets to calm traffic
  - Automated pedestrian and cyclist counters for better data
  - Leading pedestrian intervals (LPIs) to reduce conflicts at crossings

BEFORE:



AFTER:



## University Neighborhood Development Corporation (UNDC):

Through EDGE, this TIF produced similar upgrades, including streetscape and infrastructure improvements in the Highland Strip area.

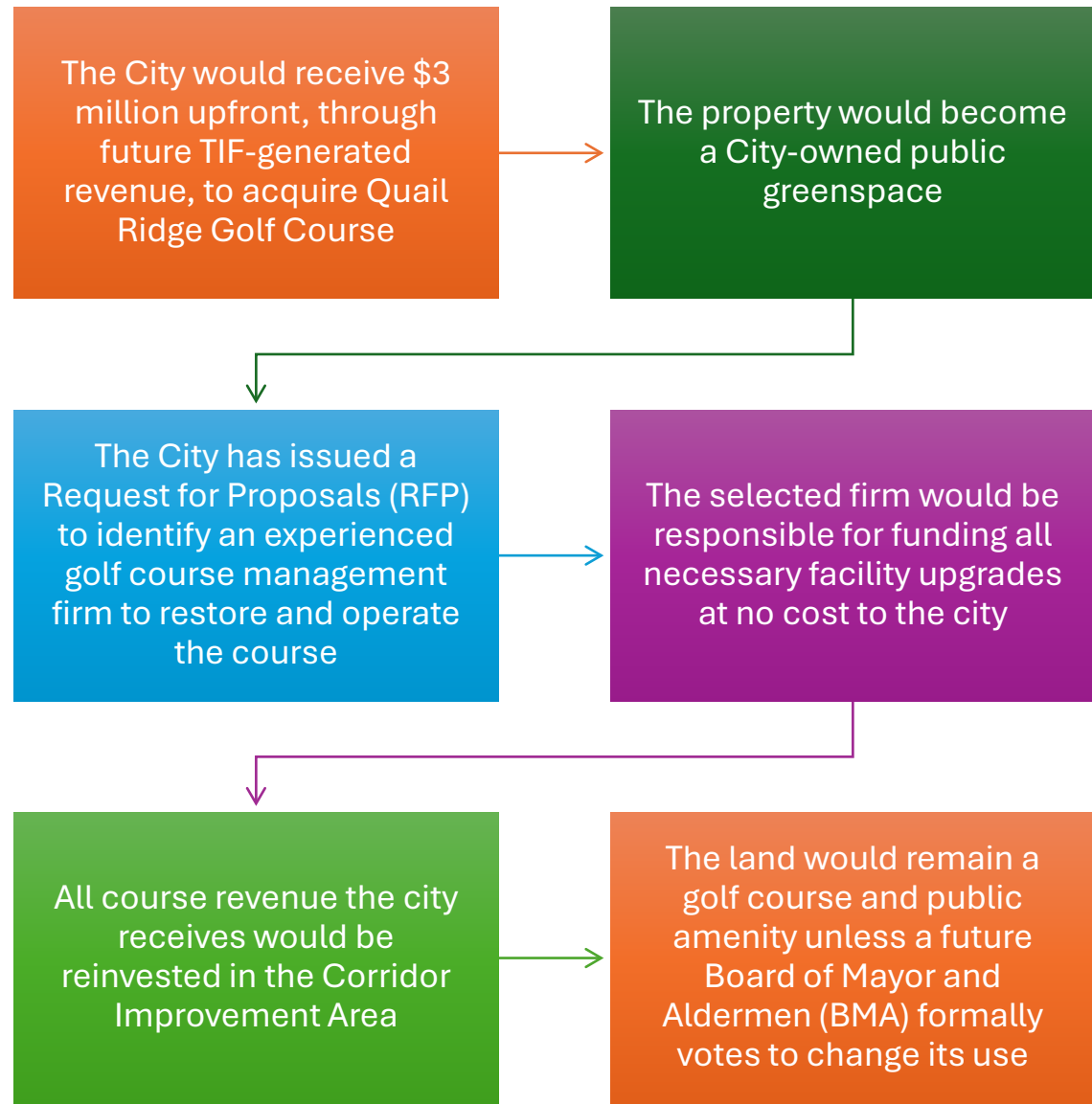
# *BEYOND SAFETY*

## Advancing Retail & Restaurant Growth

- The Planned Improvement Area addition supports the City's vision to grow retail and dining options along Stage Road
- Identified as a priority by the Board of Mayor and Aldermen
- Confirmed by a University of Memphis survey showing strong community demand for commercial development
- Reinforced by the Bartlett Station Commission's vote to expand incentive boundaries throughout Stage Road
- Available parcels and aging properties in this area present development and redevelopment opportunities
- TIF increment can help drive this growth while advancing safety, enhancing our streetscape, and improving economic vitality



# Quail Ridge Golf Course Greenspace Preservation Area



# UNION DEPOT, 1ST ADDITION

Bartlett, Tennessee

SUMMIT AVE

STAGE ROAD

MIXED-USE  
(COMMERCIAL  
AND LOFTS)

MIXED-USE  
(COMMERCIAL  
AND LOFTS)

MIXED-USE  
(LOFTS)

VILLAGE  
DISTRICT

DETENTION

MARKETPLACE  
DISTRICT

MARKETPLACE  
DISTRICT

MARKETPLACE  
DISTRICT

OWNER:  
BLUE SKY COMMUNITIES, LLC

Shapiro & Company  
architects, p.c.

dt  
DESIGN STUDIO

# POTENTIAL DEVELOPMENT SCENARIO



SUMMER AVE.

MIXED-USE (COMMERCIAL AND LOFTS)

MIXED-USE (COMMERCIAL AND LOFTS)

MIXED-USE (LOFTS)

VILLAGE DISTRICT

DETENTION

MARKETPLACE DISTRICT

MARKETPLACE DISTRICT

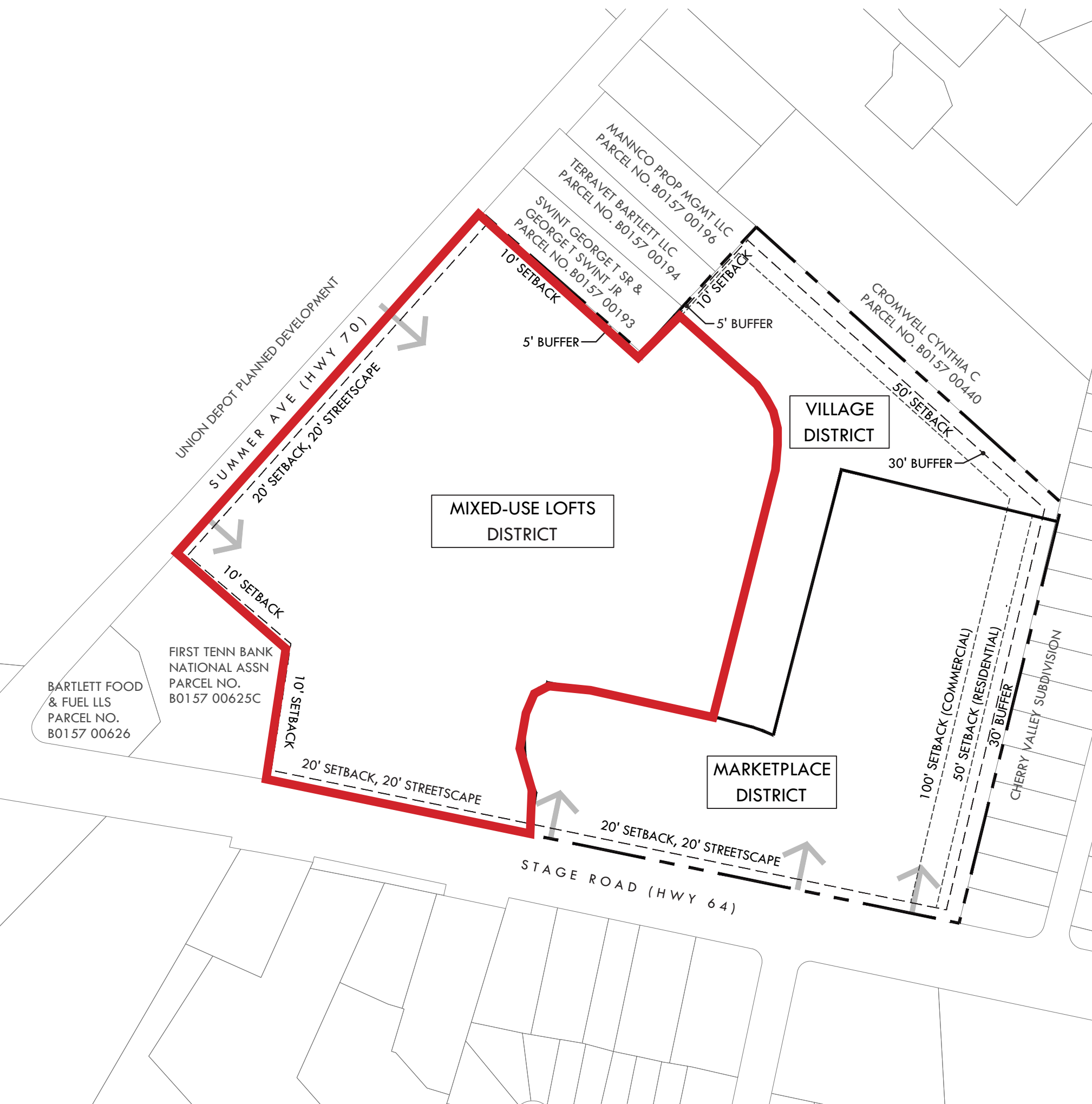
MARKETPLACE DISTRICT

STAGE ROAD

# MIXED-USE LOFTS DISTRICT

## EXAMPLES OF PERMITTED USES

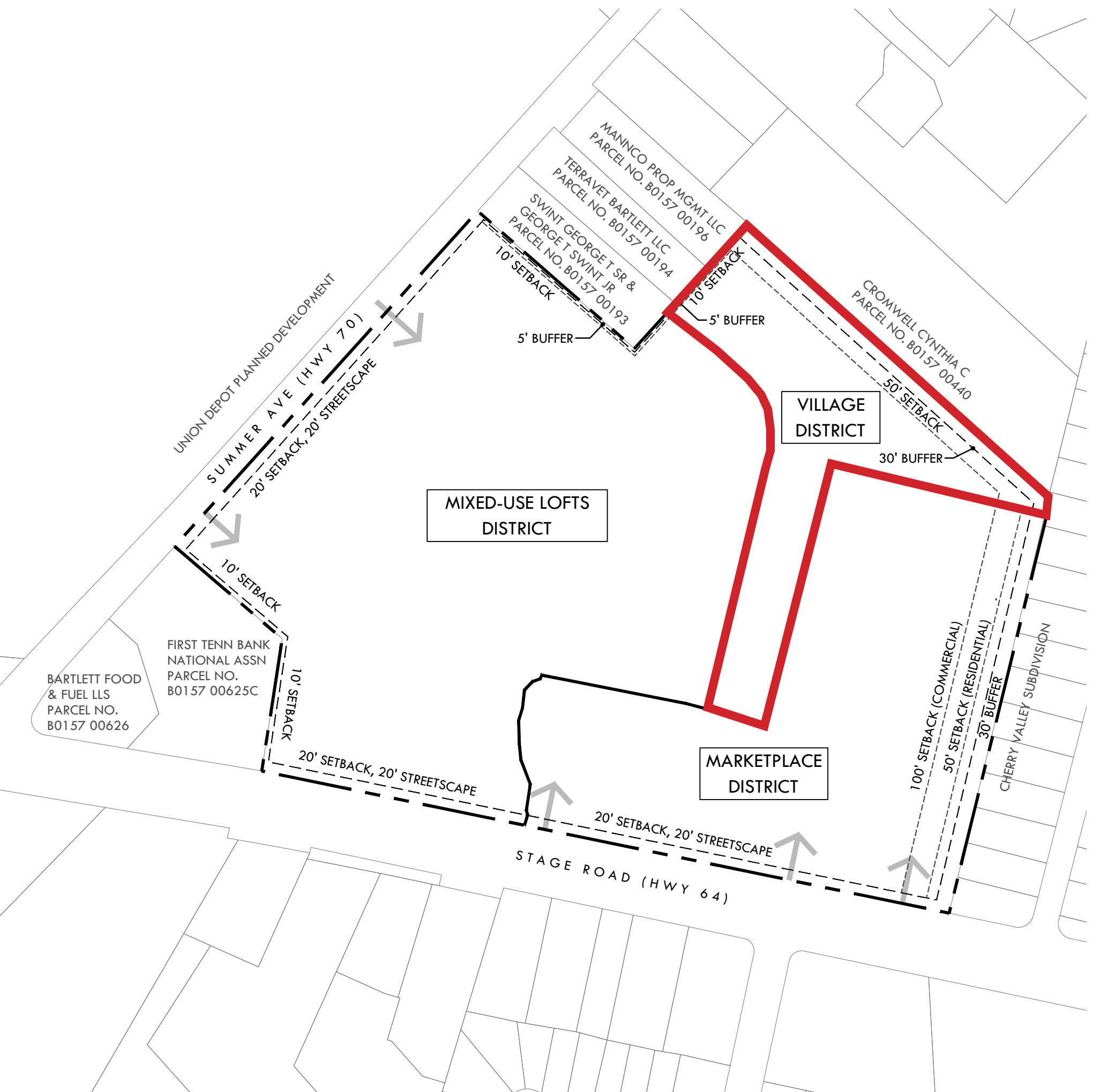
- RESIDENTIAL LOFTS
- RESTAURANTS
- RETAIL SHOPS



# VILLAGE DISTRICT

## EXAMPLES OF PERMITTED USES

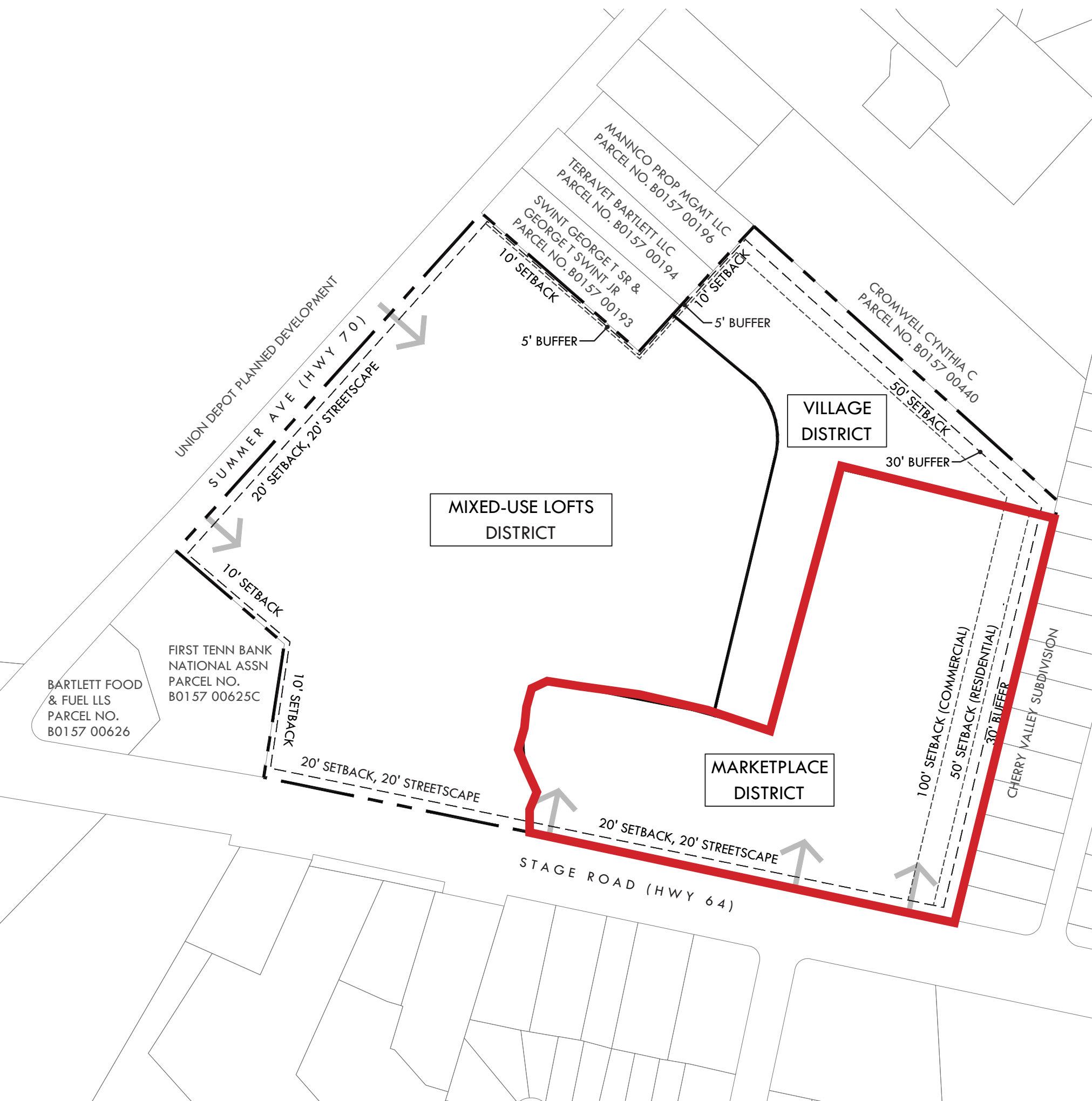
- TOWNHOMES
- SINGLE FAMILY HOMES (DETACHED OR SEMI-DETACHED)
- AMENITY AREAS
- NO MULTIFAMILY OR MIXED-USE LOFTS



# MARKETPLACE DISTRICT

## EXAMPLES OF PERMITTED USES

- GROCERY AND OTHER RETAIL, COMMERCIAL, AND OFFICE USES
- TOWNHOMES
- SINGLE FAMILY HOMES (DETACHED OR SEMI-DETACHED)
- AMENITY AREAS
- NO MULTIFAMILY OR MIXED-USE LOFTS



# COMPONENTS OF DEVELOPMENT

<b>TOWNHOMES AND SINGLE-FAMILY HOMES</b> .....	<b>40</b>
<b>(DETACHED AND SEMI-DETACHED)</b>	
<b>LOFTS</b> .....	<b>360</b>
<b>GENERAL RETAIL</b> .....	<b>20,000 SQ. FT.</b>
<b>FOOD AND BEVERAGE</b> .....	<b>20,000 SQ. FT.</b>
<b>GROCERY</b> .....	<b>50,000 SQ. FT.</b>
<b>PROJECTED TOTAL VALUE</b> .....	<b>\$95,650,000</b>

# City of Bartlett

Public Safety & Greenspace Preservation



## \$106.8 Mil

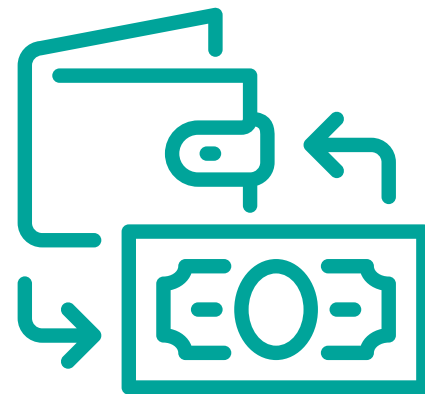
ANNUAL ECONOMIC IMPACT  
AT FULL OPERATION  
Bartlett & Shelby County



## 708

### Jobs Supported

(Direct & Indirect)  
Bartlett & Shelby County



## \$25 Mil

### Annual Wages

(Direct & Indirect)  
Bartlett & Shelby County



## \$1.7 Million

### Sales Tax

(Direct & Indirect)  
City of Bartlett



**Annual Direct  
Property Tax  
Revenue (City  
& County)**

**Current  
\$8,525**



**Upon Completion  
\$184,256**



**\$1.3 Million**

**PROJECTED ANNUAL REVENUE  
City of Bartlett**

# ECONOMIC BENEFITS TO THE CITY

<b>TOTAL DEVELOPMENT VALUES .....</b>	<b>\$98,650,000</b>
<b>TOTAL PROPERTY TAX GENERATED .....</b>	<b>\$9,473,693</b>
<b>PROPERTY TAX TO CITY DEBT SERVICE .....</b>	<b>\$557,043</b>
<b>PROPERTY TAX TO CITY ADDITIONAL SHARE .....</b>	<b>\$1,515,818</b>
<b>NEW LOCAL SALES TAXES .....</b>	<b>\$33,048,497</b>
<b>FEES TO IDB .....</b>	<b>\$667,320</b>

# ECONOMIC BENEFITS TO THE COUNTY

<b>TOTAL DEVELOPMENT VALUES .....</b>	<b>\$98,650,000</b>
<b>TOTAL PROPERTY TAX GENERATED .....</b>	<b>\$15,369,107</b>
<b>PROPERTY TAX TO COUNTY DEBT SERVICE .....</b>	<b>\$1,735,174</b>
<b>PROPERTY TAX TO COUNTY ADDITIONAL SHARE .....</b>	<b>\$1,998,968</b>
<b>NEW LOCAL SALES TAXES .....</b>	<b>\$33,048,497</b>

# COMBINED ECONOMIC BENEFITS

<b>TOTAL DEVELOPMENT VALUES .....</b>	<b>\$98,650,000</b>
<b>TOTAL PROPERTY TAX GENERATED .....</b>	<b>\$24,842,800</b>
<b>PROPERTY TAX TO DEBT SERVICE .....</b>	<b>\$2,292,217</b>
<b>PROPERTY TAX TO ADDITIONAL SHARE.....</b>	<b>\$3,514,786</b>
<b>NEW LOCAL SALES TAXES .....</b>	<b>\$33,048,497</b>
<b>NEW JOBS ONE TIME FROM CONSTRUCTION .....</b>	<b>604</b>
<b>NEW JOBS ANNUALLY.....</b>	<b>708</b>

# Questions



*Mid-South Safety Action Plan (SAP)*



RESOLUTION RELATED TO THE ECONOMIC IMPACT PLAN FOR THE CITY OF  
BARTLETT PUBLIC SAFETY AND GREENSPACE PRESERVATION BY THE  
INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF BARTLETT, TENNESSEE

WHEREAS, the Industrial Development Board of the City of Bartlett, Tennessee (the “Board”) is a nonprofit corporation duly organized and existing under and by virtue of the laws of the State of Tennessee and is empowered and authorized by Sections 7-53-101 et seq., Tennessee Code Annotated (the “Act”) to prepare and submit to the City of Bartlett, Tennessee (the “City”), and the County of Shelby, Tennessee, an economic impact plan with respect to an area that includes a project within the meaning of Tennessee Code Annotated Section 7-53-101; and

WHEREAS, in May 2024, the Mid-South Safety Action Plan (“SAP”), published to serve as a framework for reducing traffic-related fatalities and serious injuries across the Mid-South, revealed that many intersections with the highest frequency of crashes in the City are located in the area referred to as the “Corridor Improvement Area”; and

WHEREAS, Blue Sky Communities Inc., a Tennessee corporation (“Blue Sky”) has contracted to purchase an approximate 34.59-acre tract of land located adjacent to the Corridor Improvement Area, which is designated as the “Union Depot 1st Addition Property”; and

WHEREAS, the City has the opportunity to acquire a privately-owned golf course, commonly known as the Quail Ridge Golf Course (the “Greenspace Preservation Area”) and its associated infrastructure; and

WHEREAS, the City submitted an economic impact plan (the “Economic Impact Plan”), attached hereto as Exhibit “A”, regarding the development of regarding the development the Union Depot 1st Addition Property, and adjacent areas to the Union Depot 1st Addition Property, referred to as the Corridor Improvement Area and the Greenspace Preservation Area, as more particularly described in the Economic Impact Plan (collectively, the “Project”); and

WHEREAS, the Economic Impact Plan provides for the distribution of incremental ad valorem property taxes (“TIF Revenues”) to the Board to pay the Eligible Costs of the Planned Improvements or to pay the debt service on any TIF Obligations issued by the Board, as such terms are defined in the Economic Impact Plan, and

WHEREAS, a Development Agreement between the Board and Developer (the “Development Agreement”) shall be subsequently negotiated between the parties, the form of which is attached hereto as Exhibit “B”; and

WHEREAS, the Economic Impact Plan provides that the TIF Revenues will be used to finance the Planned Improvements as such term is described in the Economic Impact Plan; and

WHEREAS, the Board has reviewed the Economic Impact Plan in an open, public meeting; and

WHEREAS, the Board has conducted a public hearing on the Economic Impact Plan held at least two (2) weeks after public notice of the hearing was published in accordance with Tennessee Code Annotated Section 7-53-312(g); and

WHEREAS, the Board desires to submit the Economic Impact Plan to the Board of Mayor and Aldermen of City of Bartlett, Tennessee (the “Board of Aldermen”) and to the Board of Commissioners of County of Shelby, Tennessee (the “County Commission”); and

WHEREAS, the Board desires, subject to the prior approval of the Economic Impact Plan by both the Board of Aldermen and the County Commission in the form of that which is submitted to both such bodies, to execute, enter into, and deliver to Developer, the Development Agreement; and

WHEREAS, it appears that the Economic Impact Plan is in appropriate form and is an appropriate instrument to be accepted or executed and delivered by the Board for the purpose intended; and

WHEREAS, the Board has determined that the Economic Impact Plan would further the purposes of the Act.

NOW, THEREFORE, BE IT RESOLVED, by the Industrial Development Board of the City of Bartlett, Tennessee as follows:

1. It is hereby found and determined by the Board that the Economic Impact Plan meets the requirement of the Act, will directly improve and benefit the properties located within the Project, and otherwise further the purposes of the Act.

2. The Board hereby approves the Economic Impact Plan as submitted to the Board and hereby submits it to the Board of Aldermen and the County Commission with a recommendation of approval.

3. Subject to and upon the approval of the Economic Impact Plan by both the Board of Aldermen and the County Commission in the form submitted by the Board, the Board hereby authorizes the execution and delivery of the Development Agreement and the collection of the TIF Revenues.

4. The Chairman, the Vice Chairman, Treasurer and Secretary of the Board, any one of whom may act (the “Authorized Officers”), are each hereby authorized and directed to approve the final terms of the Development Agreement.

5. Any provisions of the Board’s Tax Increment Financing Policies and Procedures not met regarding this Economic Impact Plan are hereby waived.

6. The Authorized Officers are each hereby authorized and directed in the name and on behalf of the Board, and if appropriate, under its corporate seal, attested by its Secretary or any

other officer of the Board, to execute all such other agreements, certificates and instruments and to take all such other action that any officer may consider necessary or appropriate to carry out the foregoing resolutions and transactions contemplated thereby.

7. All acts and doings of the officers of the Board that are in conformity with the purposes and intent of this Resolution and in furtherance of the implementation of the Economic Impact Plan shall be and the same hereby are in all respects, approved and confirmed.

Adopted this 6th day of November, 2025.

  
Chairman



Melissa Hale McAfee  
November 6, 2025