



City of Bartlett

David Parsons, Mayor

**Municipal Planning Commission
AGENDA
Monday, May 13, 2024 — 6:30 p.m.
Bartlett City Hall Assembly Chamber**

Opening Prayer

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

Minutes of the Monday, April 1, 2024 Meeting

NEW BUSINESS

Public Hearing

Planned Development

1. Stelling Planned Development, 4570 Billy Maher Road (David Bray, The Bray Firm)

Final Plan

2. Bartlett Corporate Park East Phase 2, Resubdivision of Lot 43B (David Baker, Fisher & Arnold)
3. Ron and Yolanda Taylor Subdivision, Northeast Corner of Brunswick Road at New Brunswick Road (Lance Lanier, Lanier Land Surveying)

Landmark

4. Klinker Home, 3038 Sycamore View Road (James and Paula Seaton)

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.

Adjourn

PLANNING COMMISSION

Tuesday, May 13, 2024 - 6:30 P.M.
Bartlett City Hall Assembly Chamber
Staff Comments

NEW BUSINESS

Public Hearing

Planned Development

1. Stelling Planned Development, 4570 Billy Maher Road (David Bray, The Bray Firm)

INTRODUCTION: Mr. David Bray with The Bray Firm is requesting Planning Commission approval of a favorable recommendation for a Planned Development. The subject property is located at 4570 Billy Maher Road, and it is within the "RS-18" Single-Family Residential Zoning District.

BACKGROUND: The subject Property is 31.51 acres located on Billy Maher north of Fiske and west of Castle Ridge and Keltner Subdivisions.

DISCUSSION: The specific request by the applicant is for Planning Commission approval of a favorable recommendation to the Board of Mayor and Aldermen for a Planned Development to allow the subdivision of 31.51 acres of land into a 62 lot planned residential subdivision with 2 common open space lots. The lot sizes will range from 12,040 square feet to 1.28 acres. Housing density is 2 units per acre and the minimum yard setbacks are:

<u>Actual</u>	<u>RS-18 Zoning District</u>
A. Front – 30 feet	Front – 50 feet
B. Side – 5 feet	Side – 12 feet
C. Rear – 25 feet	Rear – 35 feet

Storm water detention will be handled by a detention area on common open space B. Common open B space also features a greenbelt area. Access to the subdivision will be from Billy Maher Road.

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

Engineering Conditions:

General:

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

Plans:

5. Easements should be included on all sheets.
6. Sewer easements needs to be added.
7. Drainage easements need to be added.
8. Show COS to be owned and maintained by the HOA
9. The engineer shall provide a copy of the SWPPP (Storm Water Pollution Prevention Plan) that has been or will be submitted to TDEC (Tennessee Department of Conservation).
10. Prior to any work being started, an NOC (Notice of Coverage) from TDEC must be received and a copy submitted to the City of Bartlett.
11. Metal posts with wire-backed fence are required on the proposed silt fences.
12. Lots 63, 37, & 36 no direct driveway access onto Billy Maher Rd.

Grading and Drainage:

13. The applicant's engineer shall submit the stamped and signed detention calculations for the detention basins required for this property and show the 'pre' and the 'post' runoff for the 2, 5, 10, 25, 100 year storms.
14. An ARAP may be required for the discharge of pipe to the Stream, the developer is responsible for verifying this discharge with TDEC.
15. More offsite area should be included for adequate review of drainage, and the need for additional drainage structures. Grading and drainage for lot 1 will require study to minimize water flow across lot.
16. Existing pond outline shall be shown. A TDEC permit maybe required regarding the filling of the pond and relocation of natural wild life. A geotechnical design to include soil boring must be submitted for the removal of soil and backfill of the pond area including and around the existing pond

to insure proper proposed soil density is achieved. **On each Lot within the current pond:** Prior to issuance of building permits, Bartlett Code Enforcement will require that each Lot in the S/D have (1) Soil Boring, an engineered slab design, and an Engineer's certification of the work completed.

Billy Maher Rd right of way is currently owned and maintain by Shelby County. The following are required for their approval:

17. A trip generation study would be required.
18. Road widening and improvements would be required on Billy Maher Rd. Dedication right turn lane and associated required taper. Dedication left turn lane and associated required taper.

Planning Comments:

1. A Planned Development usually provides common amenities for the residents. Staff recommends adding a walking trail around the detention area and greenbelt on Common Open Space B.

Planning Conditions:

1. Staff recommends the developer institute a fence template for the properties along Billy Maher Road.
2. The applicant shall add street names for the future Construction Plan and Final Plan submittals.
3. The applicant shall include a tree survey with a tree table.
4. The applicant shall include a landscape plan for the common open spaces.
5. The applicant shall identify the location for the Post Office required cluster box to the final plat.
6. If the proposed setbacks for the PD are approved by the Planning Commission, then the applicant shall add the following restrictions to the final plat:
 - 12,040-square feet minimum lot size
 - 70-feet minimum lot width at the front building setback line.
7. The applicant will need to add a note to the plat to deny driveway access to Billy Maher for Lots 62, 37, and 36.
8. A note shall be added to the plat stating that the Stelling Planned Development requires a homeowner's association to be formed to maintain all common amenities, landscaping, subdivision fence, subdivision sign, and other features.

9. Ownership and maintenance responsibilities of Common Open Space B shall be listed on the Plat.
10. The applicant shall attach the homeowner's association bylaws instrument number and the covenants and restrictions instrument number to the final plat.
11. The applicant shall obtain Design and Review Commission approval for the common open space amenities and subdivision signage.
12. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.
13. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that may be suggested by the Board of Mayor and Aldermen.
14. Should the Planned Development be approved by the Board of Mayor and Aldermen, the applicant shall submit construction and final subdivision plans, along with a site plan application to the Design Review Commission for the common open space areas and the amenities to be installed in the common open space areas.

Final Plan

2. Bartlett Corporate Park East Phase 2, Resubdivision of Lot 43B (David Baker, Fisher & Arnold)

INTRODUCTION: Mr. David Baker with Fisher and Arnold is requesting Planning Commission approval of a revised Final Plan for the re-subdivision of Lot 43B of the Bartlett Corporate Park East Phase 2 Subdivision. The subject property is located at 7986 Highway 64, which is located within the "C-H" Highway Business Zoning District.

BACKGROUND: The Planning Commission approved the Final Plan for the Bartlett Corporate Park East Phase 2 Subdivision in 1988, and the Planning Commission has approved several resubdivisions of those lots since the initial subdivision approval. The subject property is the location of the attached Hobby Lobby and the New York Suit Exchange buildings.

DISCUSSION: The specific request by the applicant is for the approval of a Final Plan to resubdivide the 11.28 acres of Lot 43B into 2 commercial lots, so each of the existing buildings will be located on a separate lot. Lot 43B will be 6.28 acres, and it will be the location of the existing Hobby Lobby. Lot 43C will be 5.00 acres, and it will be the location of the New York Suit Exchange. Access to the

subdivision will be from existing driveways on Highway 64 and Stage Hills Boulevard.

Recommendation: Approval with conditions.

Engineering Conditions:

General:

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

Plans:

5. Ingress/egress easement to remain the same, shared responsibility.
6. Water/sewer/drainage mainline to remain same, shared responsibility.
7. Sewer main on site shall be shown and each lot must have a separate sewer tap shown.
8. Water main shall be shown and each lot must have a separate water tap and meter shown.
9. Proposed lot 43B and 43C must have their own water and sewer taps. Engineer shall show these existing tap locations on plans.
10. Existing plat does not show the easements for the onsite public waterline. Existing plat must be corrected to reflect this 20' easement.

Planning Comments:

1. The "C-H" Highway Business Zoning District does not require a side yard building setback per the Zoning Ordinance. However, the Subdivision Ordinance does require a 5 foot utility easement along all property lines unless all utility companies submit a letter releasing the utility easement or a variance is obtained from the Subdivision Ordinance.

Planning Conditions:

1. The approval of this proposed Final Plan is contingent upon receiving a lot width variance from the Board of Zoning Appeals for both proposed Lots 43B and 43C. The "C-H" Highway Business Zoning District requires all lots to have 80 linear feet of lot width along a public road. Lot 43B is proposed to have 50 linear feet of lot width along Stage Hills Boulevard, and Lot 43C is proposed to have 50 linear feet of lot width along Highway 64.
2. The approval of this proposed Final Plan is contingent upon receiving a variance from the Subdivision Ordinance in order to not require the 5 foot utility variance along the shared property line between the proposed Lots 43B and 43C since the existing buildings are attached. The Planning Commission is the only entity that may be grant a Subdivision Ordinance variance based upon the recommendation of Engineering staff.
3. The applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

3. Ron and Yolanda Taylor Subdivision, Northeast Corner of Brunswick Road at New Brunswick Road (Lance Lanier, Lanier Land Surveying)

INTRODUCTION: Mr. Lance Lanier with Lanier Land Surveying is requesting Planning Commission approval of a Final Plan for the Ron and Yolanda Taylor Subdivision. The subject property is located at the northeast corner of Brunswick and New Brunswick within the "R-E" Residential Estate Zoning District.

BACKGROUND: The subject property was initially a single 4 acre property along Brunswick Road prior to the realignment of Brunswick Road and extension of New Brunswick Road in conjunction with the adjacent Windsor Park Planned Development approved by Shelby County and the City of Bartlett. In particular, Instrument 05184929 between the property owner and the City of Bartlett granted the Right-of-Way for New Brunswick Road with the understanding that the property owner could take both remaining parcels through the subdivision process to make both lots legal lots of record and eligible for building permits. In fact, the construction work for Windsor Park Planned Development provided sewer and water taps to both remaining parcels in preparation for the property owner taking the properties through the subdivision process at some point.

DISCUSSION: The specific request by the applicant is for the approval of a Final Plan to subdivide the 3.055 acre properties into a two lot residential subdivision. Lot 1 is located west of New Brunswick Road, and it is 2.415 acres. Lot 2 is located east of New Brunswick Road and north of the realigned Brunswick Road, and it is 0.64 acres. Access to Lot 1 of the subdivision will be from a

driveway apron on New Brunswick Road. Access to Lot 2 of the subdivision will be from a driveway apron off New Brunswick Road or Brunswick Road.

Recommendation: Approval with conditions.

Engineering Conditions:

General:

1. A Residential Site Plan contract may be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
2. Applicant/ Engineer shall provide a **digital set of drawing** files showing the sanitary sewer lines, drainage lines, lot lines and all improvements in AutoCAD format to dhubbard@cityofbartlett.org and ecampbell@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve any conflicts.
3. A SWPPP and a TDEC permit may be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
4. All new utilities shall be underground.
5. Sewer main in the road shall be shown and each lot must have a separate sewer tap shown. If tap is existing, show on plans.
6. Water main shall be shown and each lot must have a separate water tap and meter shown. If tap is existing, show on plans.
7. Lot 2 currently has existing electrical utility lines onsite, the associated easement must be shown. All poles shall be shown. Depending on location with respect to the buildable area, power poles may require relocation for this lot to be platted as a buildable lot.
8. 8" water would remain in 20' easement, existing water line should be shown.

Planning Conditions:

1. The approval of this proposed Final Plan is contingent upon receiving a lot size variance from the Board of Zoning Appeals for Lot 2. The "R-E" Residential Estate Zoning District requires all lots to be one acre in size. Lot 2 is 0.64 acres.
2. The applicant shall add a label for the buildable area of Lot 1.
3. The applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

Landmark

4. **Klinke Home, 3038 Sycamore View Road (James and Paula Seaton)**

James and Paula Seaton are requesting a favorable recommendation by the Planning Commission to place a local historic landmark designation on the property located at 3038 Sycamore View Road known as the Klinke House, which was built in 1913 by Ruth G. Klinke. Ruth was the widow of Robert (Bob) Hanna Klinke, son of William Bernard Klinke, Sr., the founder of Bartlett Dairy Farm. According to the Register of Deeds, the home remained in the Klinke Family until May 18, 2000.

On March 18, 2024, the Bartlett Historic Preservation Commission made a favorable recommendation to accept the Klinke Home for a local landmark designation.

Recommendation: A favorable recommendation from the Planning Commission to the Board of Mayor and Aldermen.



APPROVED FOR CONSTRUCTION

The document bearing this stamp has been reviewed by the City of Memphis Division of Engineering under authority delegated by the Tennessee Department of Environment and Conservation Division of Water Pollution Control. It is hereby approved for Construction by the City Engineer as evidence by his signature in the title block below.

Approval expires 1 year from approval date below.

This approval shall not be construed as creating a presumption of correct operation or as warranting by the City Engineer that the approved facilities will reach the desired goals.

MARY AND SHARON FARLEY
ZONED: RS-18

RAVENCREST PD
PHASE 3
P.B. 223, PG. 33
CITY OF BARTLETT

100 YEAR W.C.E.
PER HEC-RAS=259.93
EXCEEDS FROM ELEVATION

100 YEAR W.C.E.
PER HEC-RAS=260.09

CDS B
6.32 ACRES
GREENBELT &
DETENTION AREA

FIRST ADDITION
WINDING OAKS P.D.
PLAT BK. 207, PG. 8
CITY OF BARTLETT

SMITHBROOK ENTERPRISES, LLC.
INST. # 13005461
ZONED: RS-18

DIOCESE OF
WEST TN.
ST. COLUMBIA
EPISCOPAL
CONFERENCE
CENTER
P.B. 298, PG. 34
144.75 AC.

BESSIE Y. MCGHEE
Inst.#KT 9258
ZONED: RS-18

CONSTRUCTION NOTES:

LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE NOT NECESSARILY ALL OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATED UTILITY COMPANY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES AND/OR UNDERGROUND STRUCTURES PRIOR TO THE INITIATION OF ANY CONSTRUCTION. CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ENCOUNTERED WITHIN THE CONSTRUCTION PERIMETERS. FOR SITE LOCATION OF EXISTING UTILITIES INVOLVING ML&W, SOUTH CENTRAL BELL, AND/OR TEXAS GAS COMPANY, PLEASE CALL 1-800-351-1111. FOR SEWER SERVICE LOCATIONS, CALL 636-8025.

CONTRACTOR SHALL ENSURE UNINTERRUPTED SEWER SERVICE ON EXISTING SEWER AND SERVICE CONNECTIONS BY PROVIDING AMPLE TEMPORARY WASTEWATER PUMPING AND/OR BYPASSING.

CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.

CONTRACTOR SHALL NOTIFY THE CITY OF MEMPHIS CONSTRUCTION INSPECTION OFFICE AT 636-2462 A MINIMUM OF 24 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION

ALL AREAS IN CUT OR FILL WHERE VEGETATION HAS BEEN REMOVED SHALL BE SEEDED, MULCHED, FERTILIZED, AND/OR SODDED AS REQUIRED TO PREVENT EROSION.

THE CONTRACTOR SHALL VERIFY EXISTING DATA AND REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ENGINEER.

ALL SANITARY SEWER TO BE CONSTRUCTED AS PER CITY OF MEMPHIS STANDARD CONSTRUCTION SPECIFICATIONS. SANITARY SEWER SERVICE CONNECTIONS TO BE INSTALLED AS PER CITY OF MEMPHIS STANDARD SST-16.

ALL SEWER MANHOLE LIDS IN OPEN AREAS ARE TO BE CONSTRUCTED 15' ABOVE PROPOSED GRADE. IN BACKYARDS, MANHOLE LIDS ARE TO BE 15' ABOVE INITIAL GRADE, 0.5' ABOVE FINAL GRADE

ALL SANITARY SEWER, INCLUDING SERVICE CONNECTIONS, WHICH HAS LESS THAN 15' CLEARANCE (OUTSIDE OF PIPES) WITH DRAINAGE OR IN FILLED AREAS SHALL BE CLASS 50 D.I.P. OR CONCRETE ENCASED, 10' BOTH SIDES OF CROSSING. ALL DUCTILE IRON PIPE SHALL BE POLYETHYLENE LINED OR SHALL BE TREATED WITH PROTECTO 401 OR APPROVED EQUIVALENT.

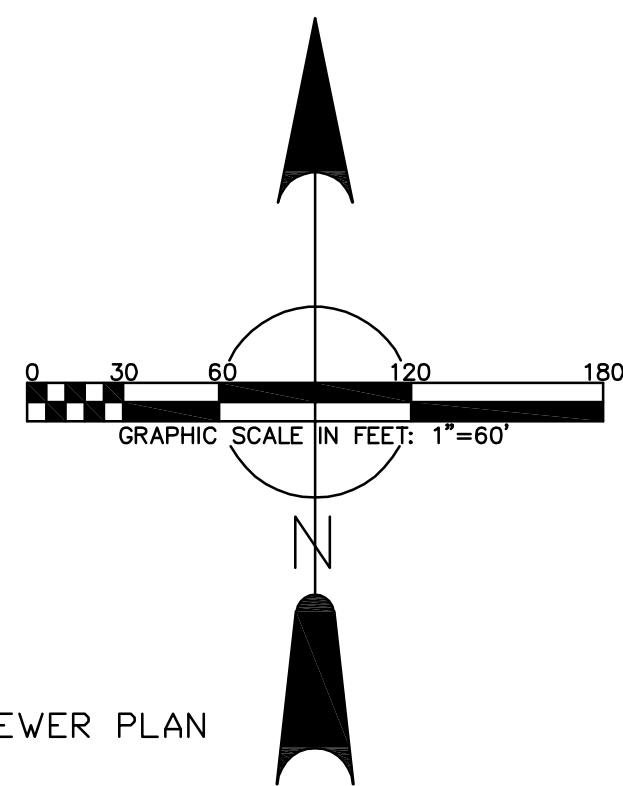
THE CITY OF MEMPHIS SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.

NO TREES, SHRUBS, PERMANENT STRUCTURES OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENT.

NO OTHER UTILITIES OR SERVICES MAY OCCUPY SANITARY SEWER EASEMENTS IN PRIVATE DRIVES AND YARDS EXCEPT FOR CROSSINGS.

ALL SANITARY SEWER MANHOLES IN REVERSE CROWN STREETS ALLEYS OR DRIVES (PUBLIC OR PRIVATE) SHALL BE PROVIDED WITH GASKETS AND PLUGS FOR "PICK HOLES" TO PREVENT DRAINAGE INFLOW INTO SEWER SYSTEM.

THE CONTRACTOR SHALL PROVIDE ADEQUATE AND EFFECTIVE EROSION CONTROL AS NECESSARY TO PREVENT ANY SILTATION INTO EXISTING DRAINAGE SYSTEM AND/OR ADJACENT PROPERTIES.



PRELIMINARY SANITARY SEWER PLAN

STELLING PLANNED DEVELOPMENT BARTLETT, TENNESSEE

JIM CURTIS
GBI CONTRACTORS INC.
APPLICANT

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

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 Final Subdivision Plan/Plat
Approval

Subdivision Name Bartlett Corporate Park East No. of Lots 41

Subdivision Location Northwest corner of Hwy 64 and Germantown Parkway (7986 Hwy 64)

Owner/Developer Contact Eli Smith Phone 212-206-6055

Company Name Stage Road Shopping Center Group LLC Fax _____

Address 55 Fifth Ave, 15th Floor, New York, NY 10003

Email Address esmith@timeequities.com

Architect Contact _____ Phone _____

Company Name _____ Fax _____

Address _____

Email Address _____

Engineer Contact David Baker Phone 901-748-1811

Company Name Fisher Arnold, Inc Fax _____

Address 9180 Crestwyn Hills Dr, Memphis, TN 38125

Email Address dbaker@fisherarnold.com

Submitted by _____
(printed name) (signature) (date)

Email Address dbaker@fisherarnold.com Phone 901-748-1811 Fax _____

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

db The “**Final Subdivision Plan Checklist**” has been completed and required all items have been provided. (See reverse page/or attached checklist)

db Provide 18-folded ($\pm 10'' \times 13''$) sets of plans with a copy of the signed application attached to each set.

db Provide an electronic PDF file of the plans. Note that an updated electronic file is required when plans are revised.

db Include a fee of \$500.00 plus \$20.00 per lot with this application (check payable to the City of Bartlett). **The fee is not refundable.**

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

Robert Kantor

(print name)

(signature)

3/25/2024

(date)

Final Subdivision Plan/Plat Checklist

The applicant shall either indicate that the following items have been completed by a check (✓) or that they are not applicable (n/a).

- ☒ Drawn in ink on 20" x 24" mylar, at a scale of 1" = 100'.
- ☒ Bearing and length of every street line, lot line, boundary line, block line and building line whether curved or straight.
- ☒ Subdivision name and location
- ☒ Location sketch map
- ☒ Date
- ☒ "Grid" or "true" north point
- ☒ Name of adjoining landowners, developments
- ☒ Written boundary survey
- ☒ Location and description of a clearly identified and verifiable point of beginning for the survey
- ☒ Buildings setback lines
- ☒ Reservations for all easements
- ☒ Areas dedicated for public use
- ☒ Areas of non-residential use
- ☒ Areas of flood hazard
- ☒ Lots numbered in numerical order

- ☒ Landscaped buffer strips
- ☒ Street names
- ☒ Restrictive covenants

The following, with dimensions to nearest one hundredth (1/100th) of a foot and angles or true or grid bearings to the nearest twenty seconds of arc (20"):

- ☒ Lot lines
- ☒ Street & road lines
- ☒ Alley lines

The following completed certificates where applicable:

- ☒ Owner
- ☒ Surveyor or Engineer
- ☐ Storm drainage
- ☒ Board of Mayor and Aldermen
- ☒ Planning Commission
- ☒ Mortgagee

In addition to the Final Plan drawing, the following shall be provided:

- ☐ One PDF file of the pictorial portion of the Final Plan, for display at the Planning Commission meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED



FISHER ARNOLD

ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

April 1, 2024

Mrs. Kim Taylor
Director of Planning and Economic Development
City of Bartlett
6382 State Road
Bartlett, TN 38184

**RE: BARTLETT CORPORATE PARK – EAST
BARTLETT, TENNESSEE**

Dear Kim:

On behalf of Stage Road Shopping Center Group, LLC. , we are pleased to submit this Application for a re-subdivision lot 43B of the Bartlett Corporate Park-East Subdivision. The proposed re-subdivision is located on the north side of Hwy 64 and west of Germantown Parkway (Hobby Lobby). Our application is to re-subdivide lot 43B into 2 lots. The purpose of this re-subdivision is for the Hobby Lobby store to be on it's own lot for future ownership. All other aspects of the subdivision are to remain as currently approved and platted.

As always, we look forward to working with the City of Bartlett and appreciate your consideration of our request. If there is anything you may need to assist in your review of our proposal, please do not hesitate to contact me.

Sincerely

FISHER & ARNOLD, INC.

David Baker
Manager – Planning and Landscape Architecture

DBB/dbb

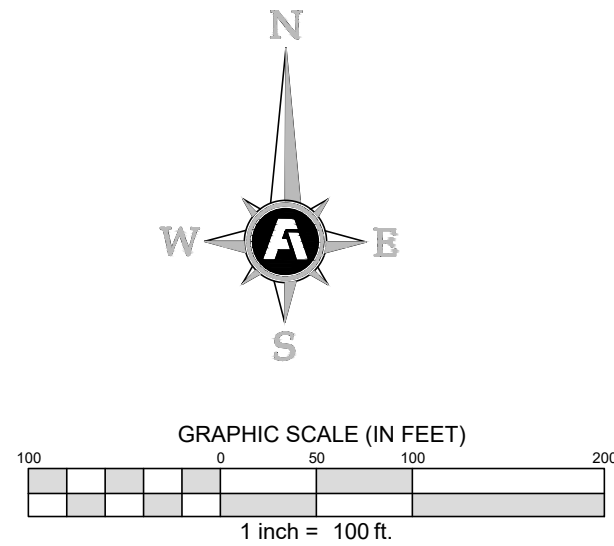
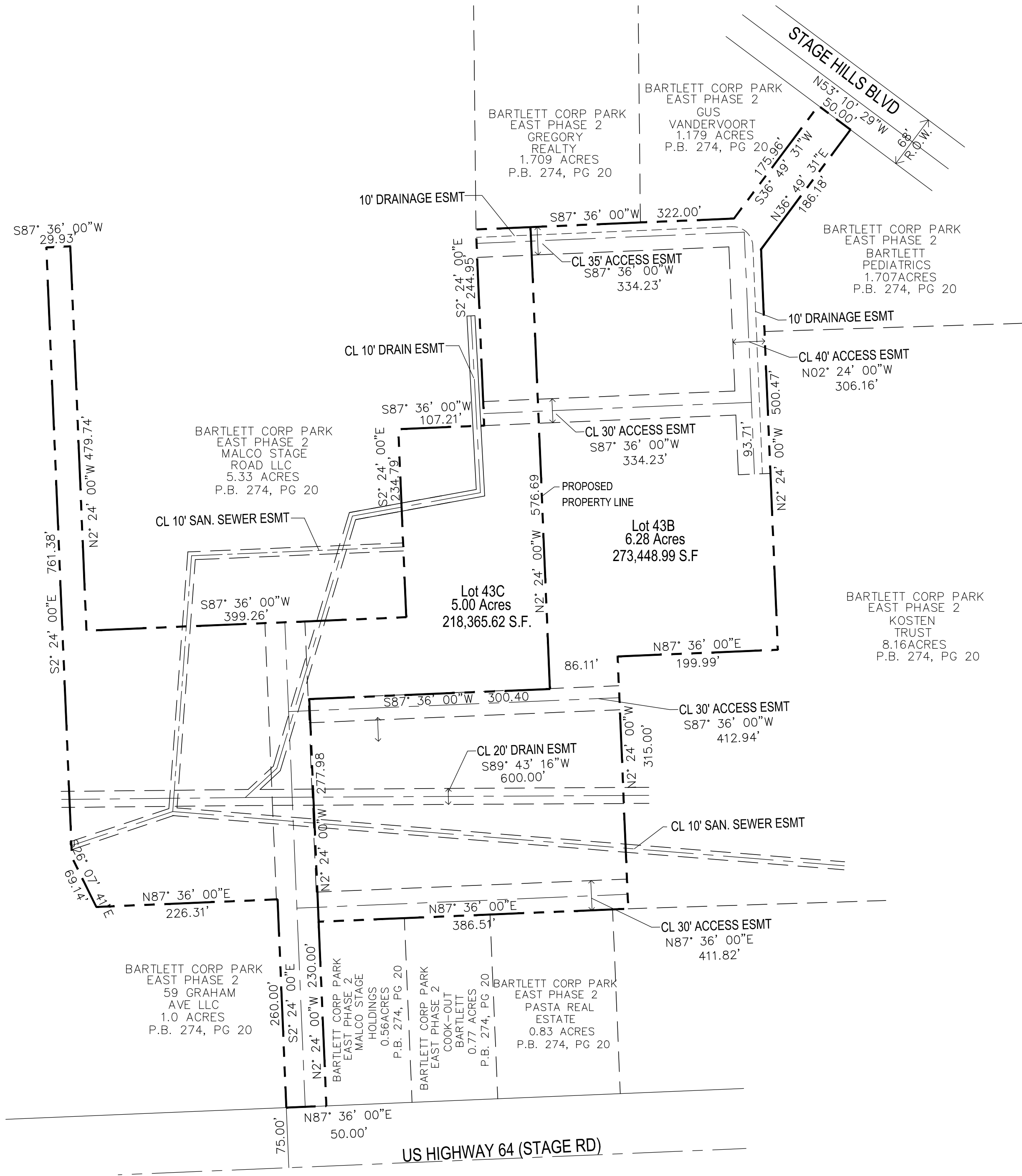
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9180 Crestwyn Hills Drive
Memphis, TN 38125

901.748.1811
Fax: 901.748.3115
Toll Free: 1.888.583.9724

www.fisherarnold.com

ST FRANCIS
HOSPITAL RESUBDIVISION
TENET HEALTHSYSTEM
BARTLETT
20.73 ACRES
P.B. 251, PG 47



FINAL PLAT		
BARTLETT CORPORATE PARK EAST		
PHASE 2 (Resubdivision of Lot 43B)		
CASE NO.:		FORMER CASE NUMBERS: N/A
NUMBER OF LOTS: 41	ACREAGE: 96.62	PARCEL: B0158I B00039
DEVELOPER: STAGE ROAD SHOPPING CENTER GROUP LLC 55 FIFTH AVE, 14TH FLOOR NEW YORK, NY 10003	ENGINEER: FISHER & ARNOLD, INC. 9180 CRESTWYN HILLS DR. MEMPHIS, TN 38125	
100 YEAR FLOOD ELEVATION: N/A	FEMA MAP PANEL NUMBER: 47157C 0310G	FEMA MAP DATE: FEB. 6, 2013
DATE: APRIL 2023	SCALE: 1" = 100'	SHEET 1 OF 3

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA.
F.E.M.A. PANEL 47157C 0310G, DATED FEBRUARY 6, 2013

Copyright 2024 Fisher & Arnold, Inc., all rights reserved.
Filename: Z:\STAGEGRP\0001PL\plans\fp_01.dwg, 3/25/2024 4:08:34 PM, DWG To PDF.pc3
Plotted: Monday, March 25, 2024 -- 4:08 pm

16058579

06/09/2016 03:25 PM

5 PGS

PLAT BOOK : 268

PAGE : 30

RECORDING FEE 15.00

DP FEE 2.00

TOTAL AMOUNT 17.00

TOM LEATHERWOOD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

17111244

10/27/2017 11:56 AM

PLAT BOOK : 274

PAGE : 20

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DP FEE 2.00

TOTAL AMOUNT 17.00

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PLAT BOOK : 274

PAGE : 20

RECORDING FEE 15.00

DP FEE 2.00

TOTAL AMOUNT 17.00

TOM LEATHERWOOD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

17111244

10/27/2017 11:56 AM

PLAT BOOK : 274

PAGE : 20

RECORDING FEE 15.00

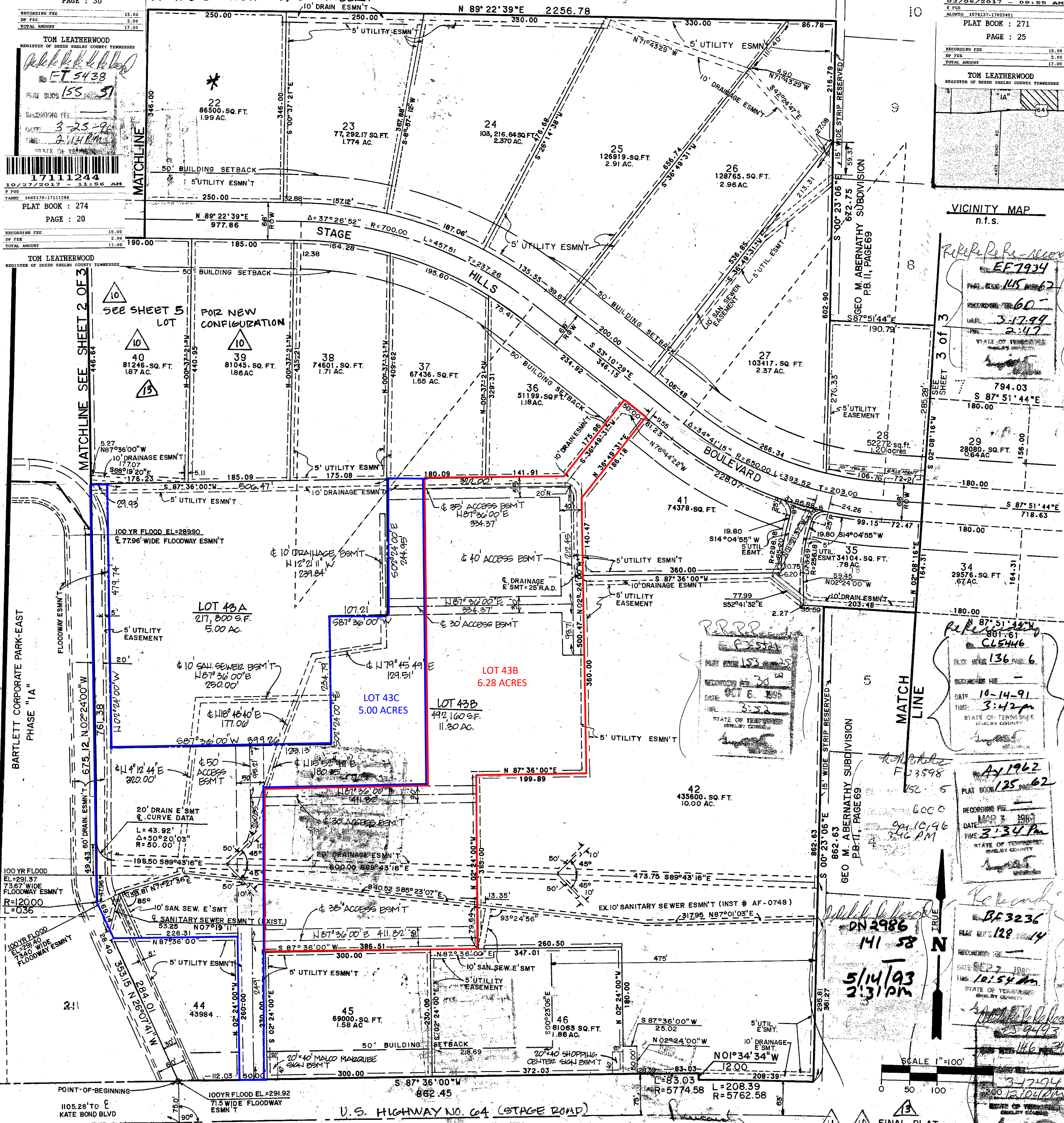
DP FEE 2.00

TOTAL AMOUNT 17.00

TOM LEATHERWOOD

NOTE: AREAS WITHIN FLOODWAY
EASEMENTS SHOWN HEREON ARE
NOT TO BE REGRADED OR BUILT
UPON WITHOUT WRITTEN PERMISSION
OF THE BARTLETT CITY ENGINEER.

TYLER
"50 ACRES"



17022451
03/06/2017 09:55 AM
8 PGS
ALOMTO 1574137-17022451
PLAT BOOK : 271
PAGE : 25
RECORDING FEE 15.00
DP FEE 2.00
TOTAL AMOUNT 17.00
TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

VICINITY MAP
n.t.s.

EE 7934
105-62
3-17-99
2-117
794.03
S 87° 51' 44" E
180.00
29
28,080 sq. ft.
0.64 AC
180.00
S 87° 51' 44" E
718.63

136-62
10-14-91
3:42 PM
STATE OF TENNESSEE
SHELBY COUNTY

136-62
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3:42 PM
STATE OF TENNESSEE
SHELBY COUNTY

136-62
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STATE OF TENNESSEE
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136-62
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STATE OF TENNESSEE
SHELBY COUNTY

Grace & Associates
INCORPORATED
ARCHITECTURE • ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
2969 Elmore Park Rd. • P.O. Box 34968 • Memphis, TN 38184 • (901) 388-5253

*REFER TO SHEET 6 FOR COMBINATION
OF LOTS 16 & 22.

NOTE: A 5 FOOT UTILITY EASEMENT IS
RESERVED ALONG ALL LOT LINES WITHIN
THIS SUBDIVISION UNLESS ANOTHER
EASEMENT IS RESERVED ALONG THE LOT
LINE. THEN SAID 5 FOOT UTILITY
EASEMENT SHALL BE OUTSIDE OF
ADJACENT AND PARALLEL TO THE OTHER
EASEMENT EXCEPT AS SHOWN.

16092825
09/09/2016 03:39 PM
5 PGS
DONNA 1507329-16092825
PLAT BOOK : 269
PAGE : 28
RECORDING FEE 15.00
DP FEE 2.00
TOTAL AMOUNT 17.00
TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

BARTLETT CORPORATE PARK - EAST
BARTLETT, TENNESSEE
B.I.P. LTD.
DEVELOPER
LOT 10
AREA = 96.62 ACRES
NOV. 1988
SHEET 1 OF 9
GSA# 88071-40
89-025

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 Final Subdivision Plan/Plat
Approval

Subdivision Name RONALD & YOLANDA TAYLOR RIGHT OF WAY No. of Lots

Subdivision Location NE CORNER BRUNSWICK & NEW BRUNSWICK

Owner/Developer Contact RONALD TAYLOR Phone 901-828-1344

Company Name Fax

Address 6268 ELMORE ROAD BARTLETT TN 38134

Email Address

Architect Contact Phone

Company Name Fax

Address

Email Address

Engineer Contact LANCE LAWLER Phone 731-659-1087

Company Name LANDER LAND SURVEYING Fax

Address 4090 AERDRE ROAD LEADS TN 38028

Email Address lance @ midsouthes.com

Submitted by LANCE LAWLER Lance Lawler 4/1/24
(printed name) (signature) (date)

Email Address lance @ midsouthes.com Phone 731-659-1087 Fax N/A

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

X The "Final Subdivision Plan Checklist" has been completed and required all items have been provided. (See reverse page/or attached checklist)

X Provide 18-folded ($\pm$ 10"x13") sets of plans with a copy of the signed application attached to each set.

X Provide an electronic PDF file of the plans. Note that an updated electronic file is required when plans are revised.

X Include a fee of \$500.00 plus \$20.00 per lot with this application (check payable to the City of Bartlett). **The fee is not refundable.**

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

 (print name) (signature) (date)

RECEIVED

APR 09 2024

CITY OF BARTLETT

Final Subdivision Plan/Plat Checklist

The applicant shall either indicate that the following items have been completed by a check (✓) or that they are not applicable (n/a).

- ☒ Drawn in ink on 20" x 24" mylar, at a scale of 1" = 100'.
- ☒ Bearing and length of every street line, lot line, boundary line, block line and building line whether curved or straight.
- ☒ Subdivision name and location
- ☒ Location sketch map
- ☒ Date
- ☒ "Grid" or "true" north point
- ☒ Name of adjoining landowners, developments
- ☒ Written boundary survey
- ☒ Location and description of a clearly identified and verifiable point of beginning for the survey
- ☒ Buildings setback lines
- ☒ Reservations for all easements
- ☒ Areas dedicated for public use
- ☒ Areas of non-residential use
- ☐ Areas of flood hazard
- ☒ Lots numbered in numerical order

- ☐ Landscaped buffer strips
- ☐ Street names
- ☐ Restrictive covenants

The following, with dimensions to nearest one hundredth (1/100th) of a foot and angles or true or grid bearings to the nearest twenty seconds of arc (20"):

- ☒ Lot lines
- ☒ Street & road lines
- ☒ Alley lines

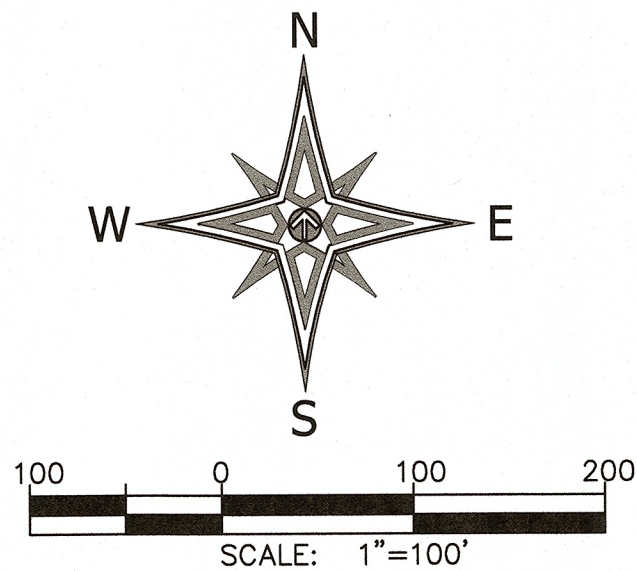
The following completed certificates where applicable:

- ☒ Owner
- ☒ Surveyor or Engineer
- ☐ Storm drainage
- ☐ Board of Mayor and Aldermen
- ☒ Planning Commission
- ☒ Mortgagee

In addition to the Final Plan drawing, the following shall be provided:

- ☒ One PDF file of the pictorial portion of the Final Plan, for display at the Planning Commission meeting.

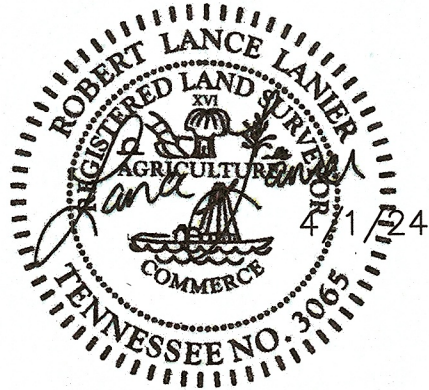
INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED



LINETYPE LEGEND	
	ADJACENT PROPERTY LINE
	SUBJECT PROPERTY LINE
	OHE OVERHEAD ELECTRIC

CERTIFICATE OF SURVEY
I, LANCE LANIER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HAVE SURVEYED THE LANDS, EMBRACED WITHIN THE PLAT OR MAP DESIGNATED AS RONALD AND YOLANDA TAYLOR PROPERTY, A SUBDIVISION ALL LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF BARTLETT, TENNESSEE; SAID PLAT OR MAP IS A TRUE AND CORRECT PLAT OR MAP OF THE LANDS EMBRACED THEREIN, SHOWING THE SUBDIVISION THEREOF IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BARTLETT, TENNESSEE; I FURTHER CERTIFY THAT THE SURVEY OF THE LANDS EMBRACED WITHIN SAID PLAT OF MAP HAS BEEN CORRECTLY MONUMENTED IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BARTLETT, TENNESSEE. IN WITNESS WHEREOF, I, THE SAID, LANCE LANIER, LAND SURVEYOR, HEREUNTO SET OUT HAND AND AFFIX MY SEAL THIS 1ST DAY OF APRIL 2024.

ROBERT LANCE LANIER
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
CERTIFICATE NO. 3065



JAMES ANDERSON
LOT 12
PLAT 128-18

FOUND 1" REBAR
DICKINSON & BENNETT

N3° 12' 27"E
50.81'

FOUND 1" REBAR

BONNIE DOVE
PARCEL B0158 00642

ADAM SANDLIN
LOT 114
PLAT 262-038

ELENORA MURPHY
LOT 124
PLAT 262-038

THOMAS BRADY
LOT 125
PLAT 262-038

RUNYON INDUSTRIES RESIDENTIAL AND REAL ESTATE LLC
PARCEL B0158 00438
INSTRUMENT 19098915

LOT 1
RONALD AND YOLANDA TAYLOR
PARCEL B0158 00909
INSTRUMENT 19077543

105,209 SF
2.415 ACRES

WINDSOR PARK OF BARTLETT
COMMON OPEN SPACE
AND STORMWATER DETENTION

SET REBAR
WITH CAP

FOUND 1" REBAR

FOUND 1" REBAR

FOUND 1" REBAR

FOUND 1" REBAR

FOUND REBAR
WITH CAP

SET REBAR
WITH CAP

S14° 54' 40"E
70.88'

POINT OF BEGINNING
FOUND REBAR WITH CAP

N: 346522.12
E: 842234.32

FOUND REBAR
WITH CAP

SET REBAR
WITH CAP

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VICINITY MAP
NOT TO SCALE

JACK S. RHUE AND PAMELA E. RHUE
PARCEL B0158 00318
INSTRUMENT 11025429

JULIE AND JEFF FOREMAN
PARCEL B0158 00333
INSTRUMENT 21145950

OLD CENTERLINE
OF BRUNSWICK ROAD
(50' RIGHT OF WAY)

CONCRETE
DRIVEWAY

INTERSECTION OF
BRUNSWICK ROAD
(50' RIGHT OF WAY)
AND BRUNSWICK ROAD
(68' RIGHT OF WAY)

LOT 2
RONALD AND YOLANDA
TAYLOR
PARCEL B0158 00910
INSTRUMENT 19077543
27899 SF 0.640 ACRES

PLANNING COMMISSION CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT THE CITY OF BARTLETT PLANNING COMMISSION HAS APPROVED THIS PLAT OF SUBDIVISION FOR RECORDING.

DATE _____ SECRETARY, BARTLETT PLANNING COMMISSION

OWNER'S CERTIFICATE

I, RONALD TAYLOR AND YOLANDA TAYLOR, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER, AND HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE, DULY AUTHORIZED SO TO ACT, AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES THAT HAVE BECOME DUE AND PAYABLE.

RONALD TAYLOR, OWNER YOLANDA TAYLOR, OWNER

NOTARY CERTIFICATE
STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED _____ OF _____ AND HE AS SUCH EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS NAME AS REPRESENTATIVE OF THE MORTGAGEE. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS _____ DAY OF _____.
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

MORTGAGEE'S CERTIFICATE

WE THE UNDERSIGNED, _____, MORTGAGEE OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT AS OUR PLAN OF SUBDIVISION AND DEDICATE THE STREETS, RIGHTS-OF-WAY, EASEMENTS, AND RIGHTS OF ACCESS AS SHOWN TO THE PUBLIC USE FOREVER, AND HEREBY CERTIFY THAT WE ARE THE MORTGAGEE DULY AUTHORIZED SO TO ACT AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE.

SIGNATURE _____

PRINTED NAME _____

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	98.40	198.53	28.40	S40° 44' 35"E	97.40
C2	111.61	669.68	9.55	N75° 33' 12"W	111.48
C3	51.29	30.52	96.29	N25° 33' 12"W	45.46
C4	406.16	1405.12	16.56	S14° 18' 26"W	404.74
C5	128.19	1371.74	5.35	N13° 26' 06"E	128.15

Parcel Line Table

Line #	Length	Direction
L1	183.87	S25° 52' 13"E
L2	52.79	S25° 52' 13"E
L3	96.19	N83° 54' 26"W
L4	87.22	N17° 45' 17"E

BOARD OF MAYOR AND ALDERMEN CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE BOND OR OTHER COLLATERAL IN SUFFICIENT AMOUNT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS HAS BEEN POSTED FOR THE SUBDIVISION SHOWN ON THIS PLAT AND ARE HEREBY APPROVED BY THE CITY OF BARTLETT, TENNESSEE.

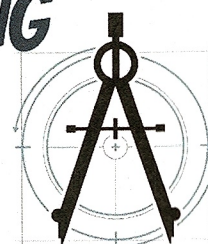
DATE _____ MAYOR, CITY OF BARTLETT

FINAL PLAT

RONALD AND YOLANDA TAYLOR PROPERTY
INSTRUMENT 19077543-PARCEL B0158 00909&910
ZONED R-E, BARTLETT, SHELBY COUNTY, TENNESSEE

LANIER LAND SURVEYING
4090 AIRLINE ROAD
EADS TN 38028

731-659-1087 E-MAIL lance @ midsouthes.com



SHEET
1 OF 1



David Parsons, Mayor

**BARTLETT HISTORIC PRESERVATION
COMMISSION**
City Hall Annex, 6382 Stage Road, Bartlett, Tennessee 38134

GUIDELINES

The purpose of the guidelines is to preserve the historic integrity of the Klinke home located at 3038 Sycamore View including its natural, environmental, and man-made structures, in order to maintain its significant past. To achieve this purpose, these guidelines are intended to encourage compatible development and discourage the introduction of incompatible alterations. No financial hardship shall be imposed as per Bartlett City Ordinance 99-12.

1. Every reasonable effort shall be made to provide a compatible use for the property that requires minimal alteration of buildings, site and environment, and to use the property for its original intended purpose.
2. All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
3. The property will be maintained in good condition.
4. Distinctive architectural features or examples of skilled craftsmanship which characterize the site shall be treated with sensitivity.
5. New plant materials, fencing, walkways, etc., must be compatible with the character of the neighborhood in size, scale, material and color.
6. Efforts shall be made to preserve trees where possible. Therefore, prior to the removal of a living tree with a circumference of at least thirty-eight (38) inches at breast height, a request shall be submitted to the Historic Preservation Commission seeking approval of the removal of the tree, unless the tree is deemed to be a threat to life or property as the result of aging, rotting or insect damage, or damages by wind and storm activity.



David Parsons, Mayor

**BARTLETT HISTORIC PRESERVATION
COMMISSION**
City Hall Annex, 6382 Stage Road, Bartlett, Tennessee 38134

Date February 17, 2024

Chairman, Historic Preservation Commission
6382 Stage Road
Bartlett TN 38134

In accordance with Ordinance 99-12 adopted on October 26, 1999, which charges the Commission to identify historic resources within our community and designate them as Historic Landmarks. These Historic Landmarks are resources for the public's education, pleasure and welfare and should be identified and preserved as one of the communities' treasures. A plaque, furnished and installed by the City of Bartlett, is presented and erected at the site to symbolize the historic character and history of the site and the value it bestows to the community.

On behalf of the Seatons, Bartlett, TN, I am submitting this Letter of Interest requesting that the Klinke home be recognized as a Historic Landmark.

The Klinke home was established in 1913.

Please contact James W Seaton at (901) 849 7784 or pmseaton55@gmail.com if you require any further information. We will be pleased to provide any information necessary to complete this process.

We sincerely hope that our request will be honored by the Historic Preservation Commission.

James W. Seaton
Owner Signature

Paula M Seaton
Owner Signature

3038 Sycamore View Rd
Bartlett TN 38134
(901) 278 3094

May is a great time for a walking tour of the Historic District

BY KEVIN QUINN
Special to
The Bartlett Express

May is a great time for a walking tour of the Historic District. The month of May is Preservation Month, where we celebrate the historic places, public lands, communities, and cultural landmarks that make up our national identity. The City of Bartlett recognized the importance of preserving local history and established the Bartlett Historic Preservation Commission in 1999. Appointed volunteers on the Commission work hard to ensure that objective is met.

Since the weather in May is generally pleasant, you should find it a great time to walk or bike around the Historic District. The District is basically Sycamore View and Court Street, from Main Street to North Street, including the east-west streets of Woodlawn, Blackwell and North. Further up and on the west side of Sycamore View is the well-known Blackwell

in Victorian piano style. It was later the home to the Lilly family (of the Lilly Carriage Company in Memphis) and also to Clarence Saunders of the Piggly Wiggly and Pink Palace, who died in the house in 1953. Judge Freeman Marr and his wife Nelda lived in the house from 1967 to 2005. Back across the street at 2957 is the Dickey-Drane house, built around 1890 for John Dickey, a local farmer. Later it was owned for many years by Eleanor Van-Hook Drane, a Bartlett teacher.

The oldest documented house in the Historic District is at 3029 Sycamore View. It was built in 1861 for the Reverend John Shelton and originally sat on 5.5 acres. The two-story house was originally in the Egyptian revival style. Last up and across the street is the 1913 Klinke home, built in the Memphis cottage style. Further up and on the west side of Sycamore View is the well-known Blackwell

catch them on the front porch if the weather's nice. Across the street at 3189 Court is the 1906 William Bledsoe house. In 1931 his son Robert married Elva Talbot and she moved into the home. Elva would go on to found both the Bartlett Historical Society and the Bartlett Museum. Bledsoe descendants still live in the home today.

Heading south to Blackwell Street, 3075 Court is the house built for the Cannon family around 1878. This is one of several examples of carpenter gothic style around the district. The Neyman family has lived there since 1972. At the corner of Court and Woodlawn is the house built by M J Brooks in 1884. As part of the purchase of this lot and others, Brooks Avenue was named for the family. It was to run parallel with Court between Blackwell and Woodlawn and end at the town square, but neither the street nor the town square was ever



Barteau Dickey House



PRESERVATION MONTH: Bartlett once had more cows than people

BY KEVIN QUINN
*Special to
The Bartlett Express*

The month of May is Preservation Month, where we celebrate the historic places, public lands, communities, and cultural landmarks that make up our national identity. The City of Bartlett recognized the importance of preserving local history and established the Bartlett Historic Preservation Commission in 1999. Appointed volunteers on the Commission work hard to ensure that objective is met.

As the Civil War and Reconstruction changed the South's farming economy, the Bartlett area was affected as well. The days of the huge plantations and large farms were slowly ending. Debt drove some to sell off large pieces or the entire place and, in some cases, the heirs just weren't interested in farm life and cashed out. More farmers moved into the area and tried different crops on these smaller, 100-300-acre farms.

By the late 1870s, the Bartlett area had become a large supplier of Irish potatoes, green peas and strawberries. The June 2, 1875 Public Ledger reported:

Memphis brought guests to. The Memphis Daily Appeal wrote that "the cream, strawberries, music and pretty girls there will make up a tempting program." In 1879, the value of the Bartlett strawberry crop was estimated at around \$60,000, or around \$1.7 million today. The largest strawberry market for Bartlett besides the city of Memphis was Cincinnati, and they were shipped there on a 22-hour train ride.

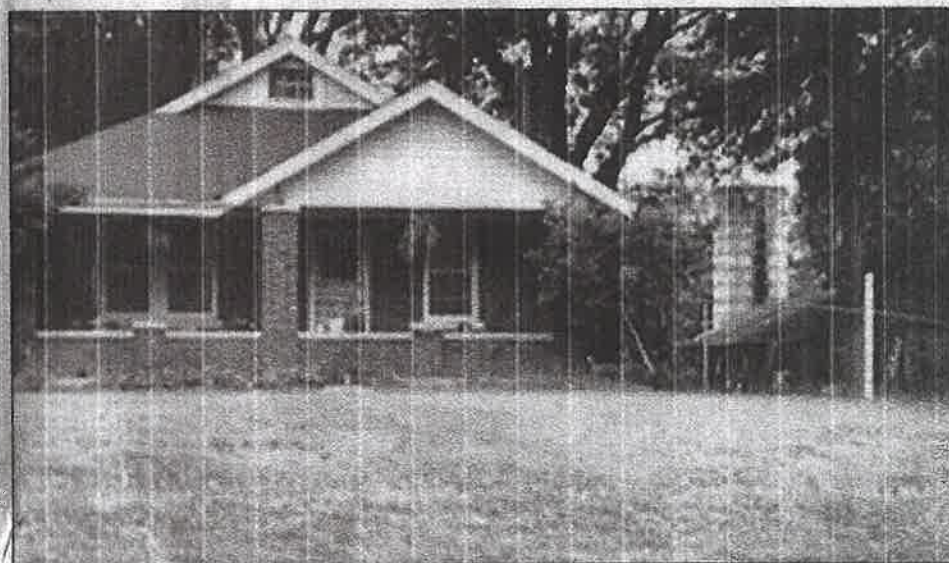
But as in all crop farming, losses can be great as well. Strawberries are very susceptible to rain and the Bartlett farmers had their share of rainy seasons. Boll weevils were also taking a toll on cotton fields and much of the land was depleted from decades of farming. So it was timely that Bartlett had a four-legged crop come to town: dairy farming. In 1891, William Bernard Klinke, paid \$1400 to buy 68 acres around the Stage/Old Brownsville area and started Bartlett Dairy Farm. After moving processing operations to Memphis in 1922, they expanded the business with the Klinke Brothers Ice Cream Company. Today, you can enjoy some Bartlett dairy legacy every time you get ice cream from Backin' Back.

commercial buildings north of Stage Road around Bartlett Boulevard.

Two old dairy farmhouses still standing today are close to each other. The Moser log cabin at 3292 Sycamore View Rd, a Bartlett Landmark, is the site of the former 100-acre R. H. Bennett Dairy. A little further north, at 6269 Memphis-Arlington, is where the Haefker Dairy Farm was located. Andrew Haefker immigrated to the US from Germany in 1868, then moved from Kansas to Bartlett in 1904. The current house was built around 1909. Today, the house, a silo, and a few barns on 2 acres are all that remain of the 100-acre farm.

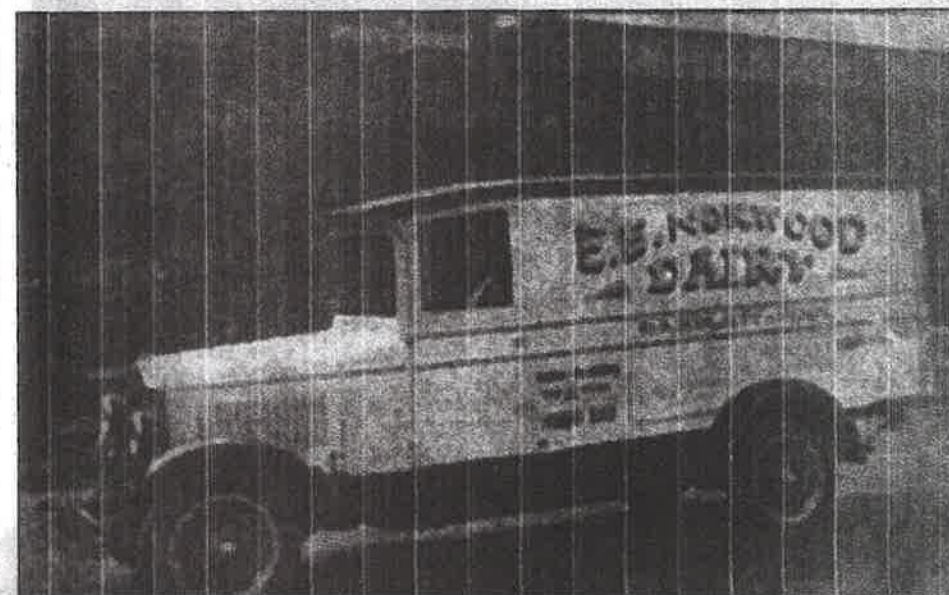
Other dairy farmers moved in and by 1950, there were around 30 in operation in or near Bartlett. But as pastures gave way to neighborhoods and commercial businesses, the landscapes changed, and the dairy operations ended. The Bartlett Museum in the Gotten house, another Bartlett Landmark, has a great display of local dairy items gathered by the Bartlett Historical Society.

For more information on Bartlett landmarks, please go to <https://www.cityofbartlett.org/88/Historic-Preservation>



All that remains of the 100-acre Haefker Dairy Farm today are the house, a silo and a few barns on two acres.

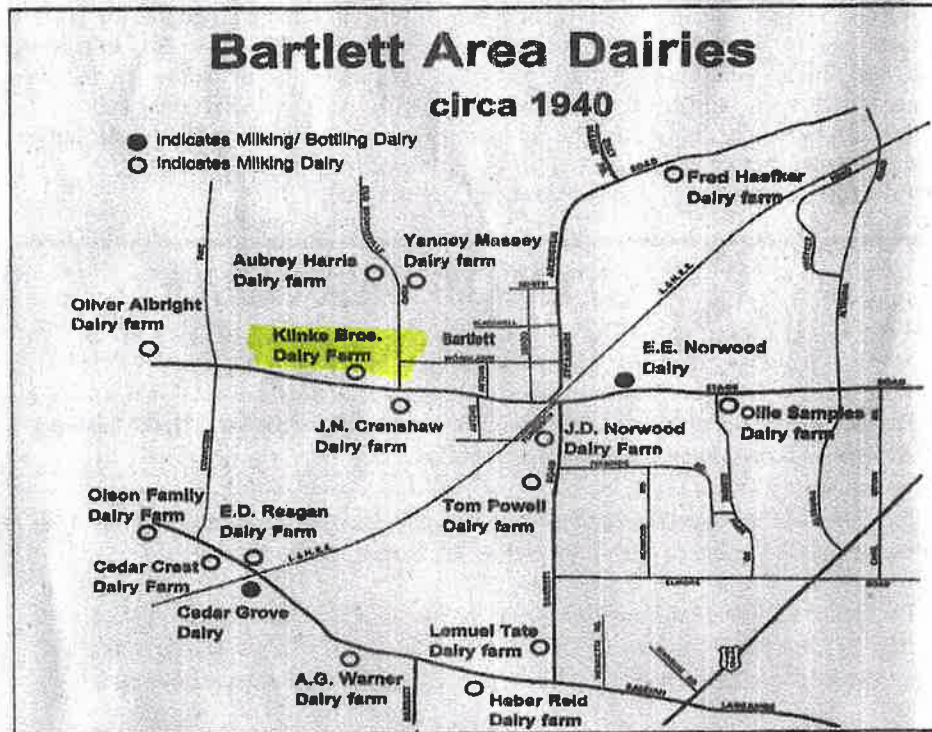
Courtesy Photo



box at the time. Bartlett even had a Strawberry Festival on May 24, 1877 that a special train from

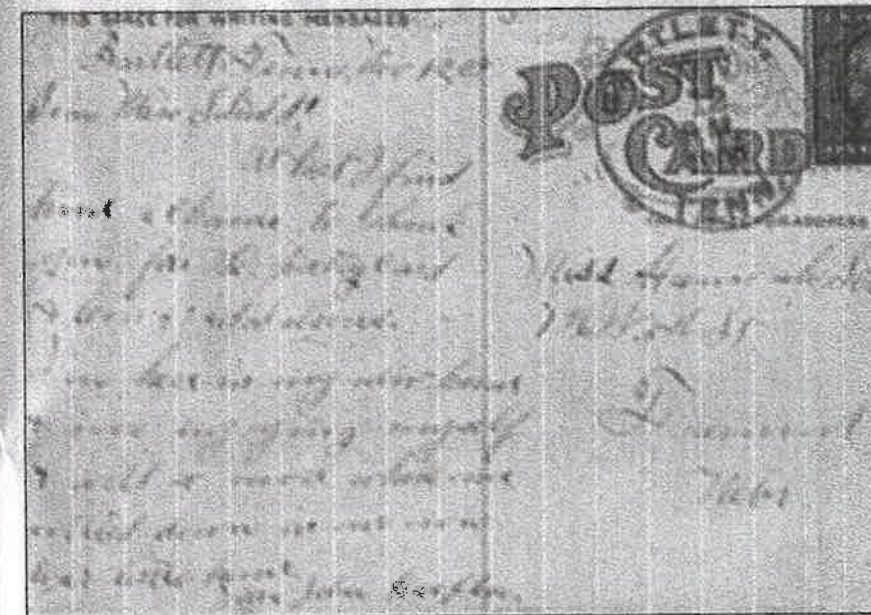
very highest butterfat producers, which means that the milk is richer." Today the site is under the com-

Manor Historic Site, and a Bartlett Alderman. He can be contacted at 901-826-6402.



Above is the cover of a calendar provided by Cedar Farms Dairy in the early

Courtesy



Above is a postcard from the Haefker Dairy Farm, circa 1909.

Courtesy

