



City of Bartlett

David Parsons, Mayor

Municipal Planning Commission

AGENDA

Tuesday, September 3, 2024 — 6:30 p.m.

Bartlett City Hall Assembly Chamber

Opening Prayer

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

Minutes of the Monday, August 5, 2024 Meeting

NEW BUSINESS

Public Hearing

Special Use Permit

1. Brunswick Village at Wolfchase, Southwest Corner of Ladurl Drive at Brunswick Road (Danny B. Tabrizi, EDS, Inc.)

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, September 3, 2024 - 6:30 P.M.

Bartlett City Hall Assembly Chamber

Staff Comments

NEW BUSINESS

Public Hearing

Special Use Permit

1. **Brunswick Village at Wolfchase Planned Development, Phase 3, Area B & C – Revision 3, Southwest Corner of Ladurl Drive at Brunswick Road (Danny Tabrizi, EDS Inc.)**

INTRODUCTION: Mr. Danny Tabrizi, EDS Inc., is requesting Planning Commission approval of a favorable recommendation for a revised Special Use Permit to allow a Planned Residential Development. The subject property is located at the southwest corner of Ladurl Drive at Brunswick Road. The subject property has split zoning with Area B within the “R-TH” Townhouse Residential Zoning District and Area C within the “RS-10” Single Family Residential Zoning District.

BACKGROUND: The subject property is Area C of the Brunswick Village at Wolfchase Planned Development which is 4.02 acres. The Outline Plan of Brunswick Village at Wolfchase Planned Development was approved in Shelby County. In 2019, the Planning Commission approved the Final Plan for the 18.56 acres of Area B that was developed into 62 single family units set in quad townhome structures.

DISCUSSION: The specific request by the applicant is for the Planning Commission approval of a favorable recommendation for a revised Special Use Permit to allow a Planned Residential Development on the subject property to be incorporated into the existing Phase 2 Area B Planned Residential Development. The applicant is proposing to develop the 4.02 acres of land into 16 single family units set in townhome quad structures identical to the existing structures in the Phase 2 Area B Planned Development. The surrounding Zoning Districts are “RS-10” Single Family Residential to the north, “C-H” Highway Commercial to the south, “C-H” Highway Commercial and “R-M” Multiple Family Residential to the east, and “R-TH” Single Family Townhome Residential to the west. The surrounding uses include: single family residential, multiple family residential, and behavioral medical treatment facilities.

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

Engineering Comments:

1. Phase 1 has a 20' landscaping easement on Brunswick Road where this plan calls for a 15' landscaping easement along Brunswick Road.
2. Ladurl Drive and Brunswick Road landscaping and irrigation is required.
3. Interior roads, curb & gutter and sidewalks to be private and maintained by HOA.

Engineering Conditions:**General:**

1. A Subdivision contract will be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
2. 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 permit will be required and shall be submitted to TDEC and to the City of Bartlett Engineering office.
4. All new utilities shall be underground.
5. Since this project is located in the Fletcher Creek Sewer Basin approval for additional connections is dependent on developer receiving written approval from the City of Memphis for new sewer connection.
6. Since this project is located in the Fletcher Creek Sewer Basin the sewer plan of the private underground sewer storage tank and pump station, will require final approval by City of Memphis.
7. Finished floor elevations shall be set for properties as done in Phase 2 Area B.

Planning Comments:

1. The subject property was permitted an assisted living use on the Outline Plan approved in Shelby County. However, the developer never submitted further development plans for the subject property, so the vested right for assisted living use is null and void per the Planned Development requirements within the Bartlett Zoning Ordinance.
2. The subject property must either be developed in compliance with the underlying "RS-10" single family residential zoning district, or the subject property could be incorporated into an existing planned development since the subject property is less than five (5) acres in size and not able to apply for a Special Use Permit on its own.
3. The subject property will be incorporated into the existing HOA for Area B with the same covenants, restrictions, and HOA maintenance responsibilities.

Planning Conditions:

1. Should the Special Use Permit be approved by the Board of Mayor and Aldermen, the applicant shall submit a Construction Plan and Final Plan to the Planning Commission, and a Site Plan application for approval by the Design Review Commission for the landscaping and common amenities to be maintained by the HOA.
2. The applicant shall identify the location for the Post Office required cluster box to the final plat.
3. The applicant must attach the homeowner's association bylaws instrument number and the covenants and restrictions instrument number to the final plat.
4. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that maybe suggested by the Board of Mayor and Aldermen.
5. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

**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
Planned Development Approval**

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

Requested Uses R-TH attached units, see attached Plan
Property Address West side of Brunswick Rd and south side of Ladurl Dr ; Bartlett, TN
Present Zoning Area B = R-TH ; Area C = RS-10
Owner/Developer Contact Tim Bylow Phone 919-716-4086
Company Name First Citizens Bank Fax 919-716-4212
Address 4300 Six Forks Rd -FCC52; Raleigh, NC 27609 email Tim.Bylow@firstcitizens.com
Architect Contact Ricky Parker Phone 901-755-8840
Company Name Sullivan Home Plans Fax 901-755-6698
Address 251 Germantown Bend Cove ; Cordova TN 38018 email rparker@sullivanhomeplans.com
Engineer Contact Danny B. Tabrizi Phone 901-650-0597
Company Name EDS, INC. Fax 901-759-9625
Address 882 Willow Tree Circle, Ste.201 ; Cordova, TN 38018 email dbtabrizi@aol.com

Submitted by Danny B Tabrizi
(printed name) (signature) (date)
Email Address dbtabrizi@aol.com Phone 901-650-0597 Fax 901-759-4892

- ☒ Attach a checked-off "**Planned Development Checklist**" and all items required therein.
- ☒ Acknowledge (by initials in the blank to the left) that the "**Application Instructions: Planning Commission**" were obtained and read prior to submitting this application.
- NA Provide 18-folded (± 10 "x13") sets of plans with a copy of the signed application attached to each set.
- ☒ Provide an electronic PDF file of the plans. Note that an updated electronic file is required when plans are revised. The electronic file shall be labeled with the project name and accurately dated.
- ☒ Include a fee with this application (payable to the City of Bartlett) of \$1,000 for five (5) acres or less, plus \$30 per additional acre to a maximum of \$2,000. The fee is not refundable. Amendment fee is \$300 plus \$30 per additional acre over five to a maximum of \$2,000.

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

Tim Bylow
(print name) Timothy J. Bylow
(signature) 7/9/2024
(date)

7/1/2023

Planned Development Checklist

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

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

☒ Buffer planting areas.

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

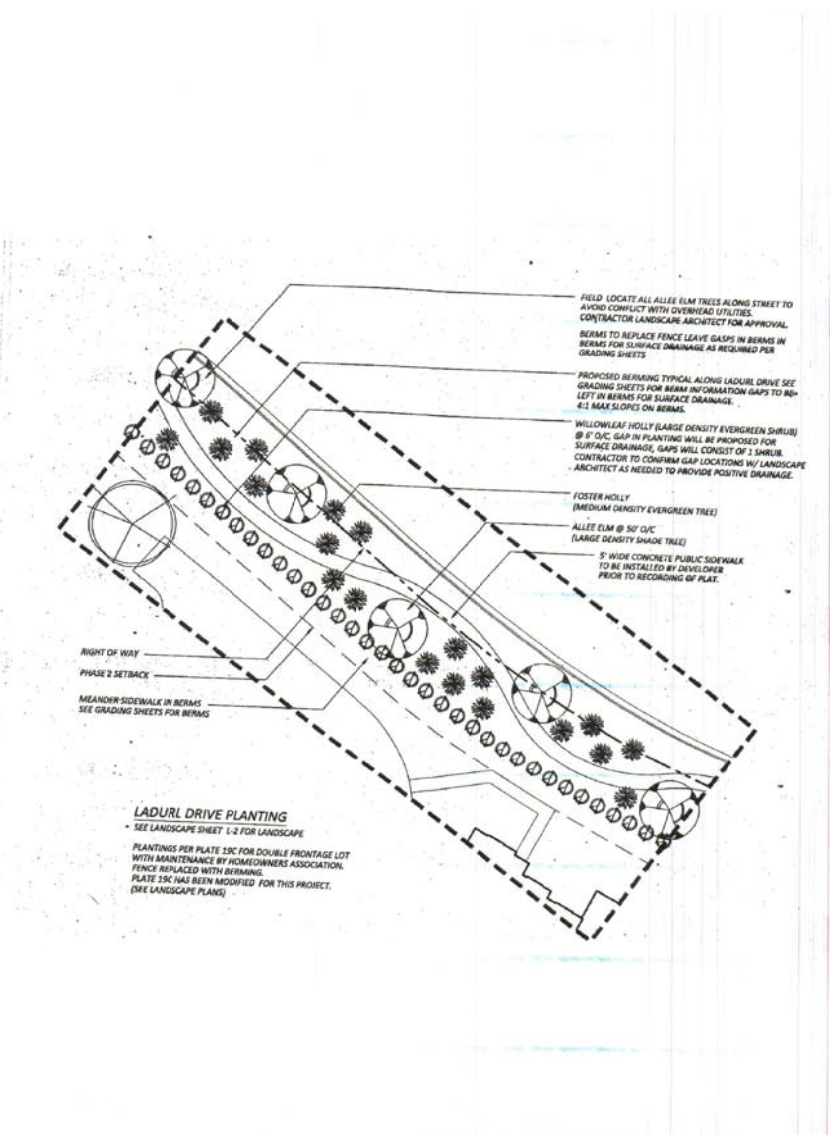
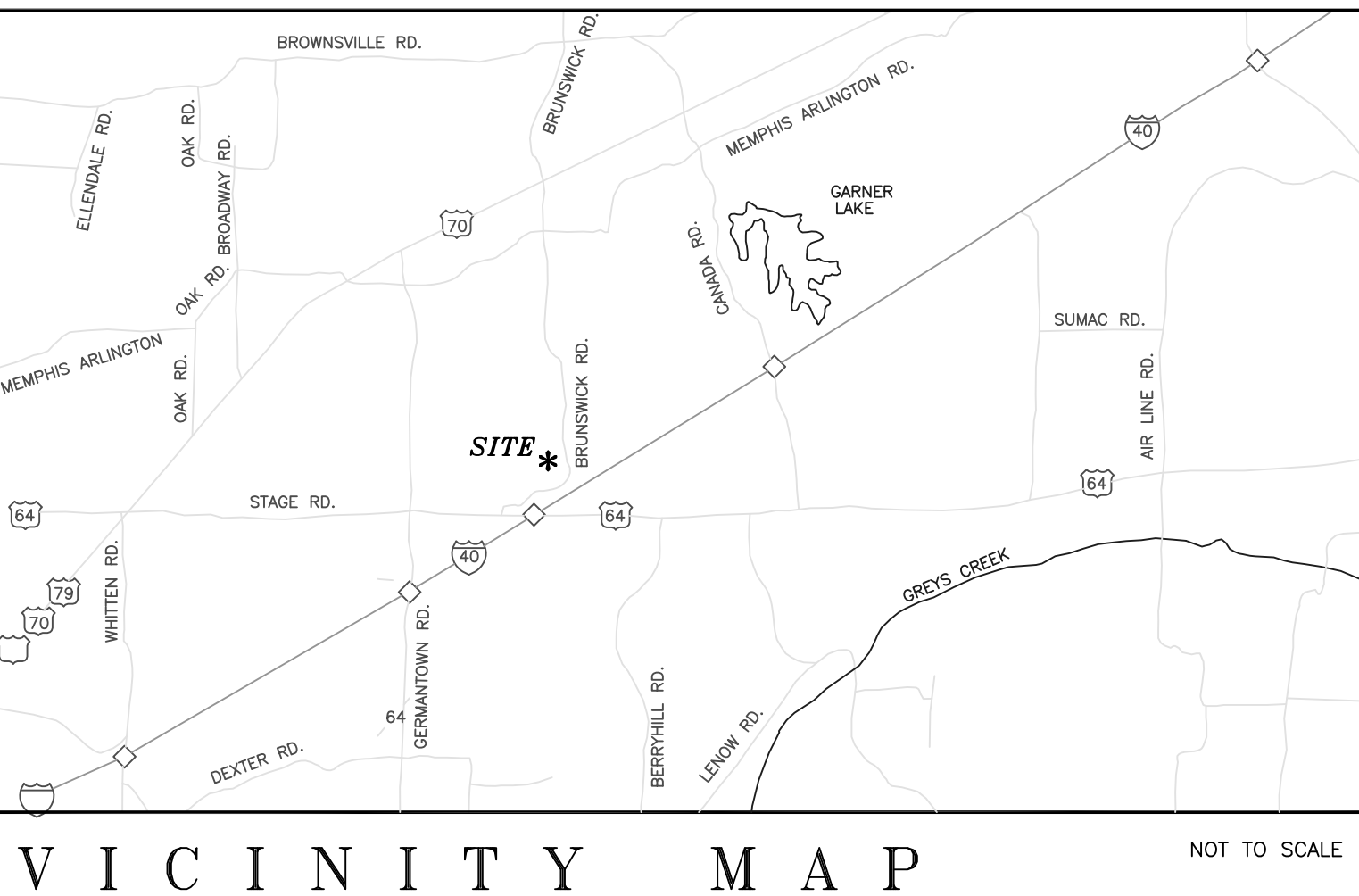
Vicinity Map

- ☒ Vicinity map, drawn to a convenient scale, showing the subject property and all parcels within a 1,000-foot radius. Every parcel shall indicate owner's name and the streets, roads or alleys that each parcel fronts upon.
- ☒ One (1) PDF file of the vicinity map, for display at the Planning Commission meeting.

Property Owners

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

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED



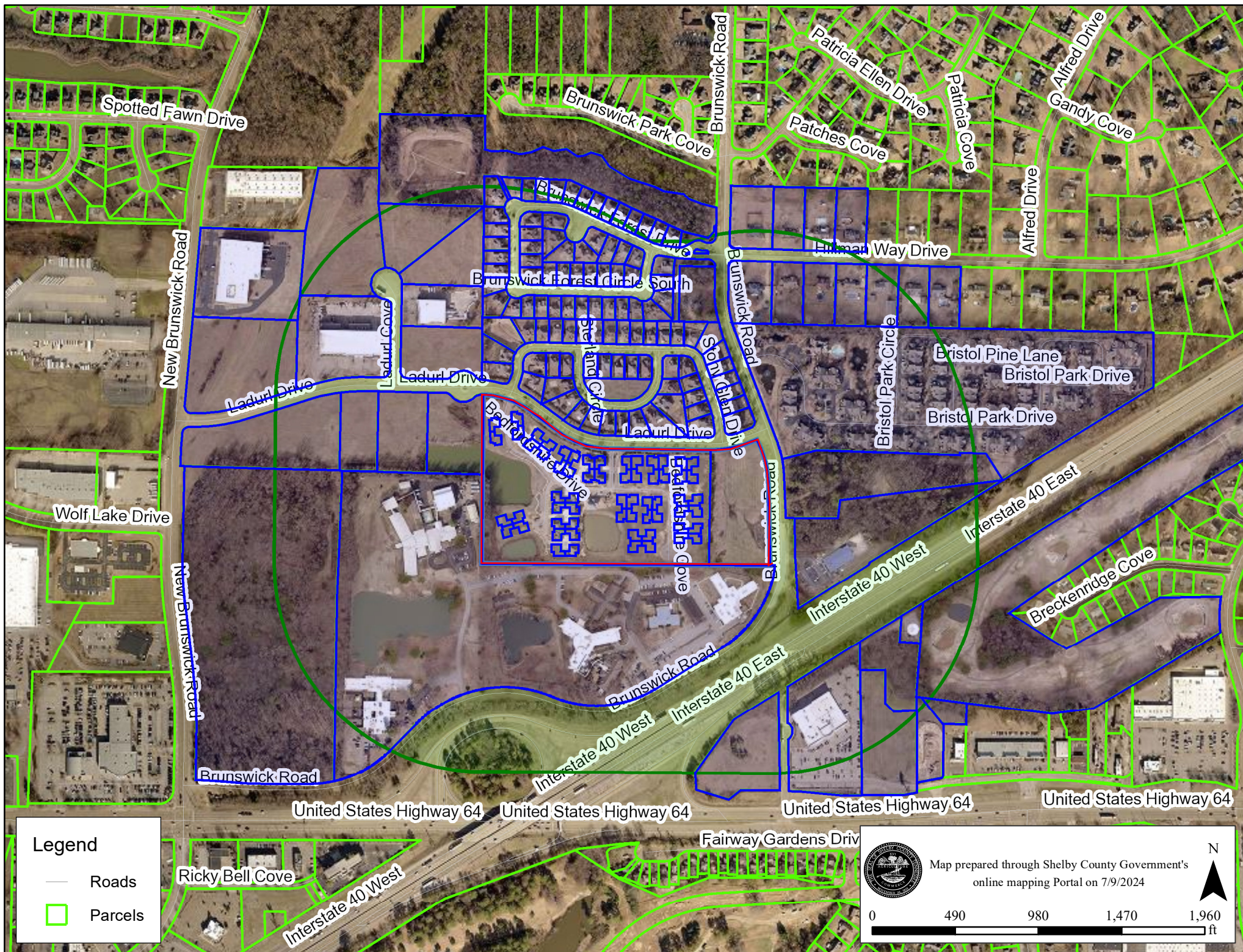
JULY, 2024
Case NO: PD 05-319CC
OUTLINE PLAN AMENDED
BRUNSWICK VILLAGE at WOLFCHASE P.D.
PHASE 3 AREA B&C- REV.3
Bartlett , TN

Parcel ID'S B0158 00571 & B0158 00943 & B0158 00944
Area B : 18.56 Acres
Area C: 4.02 Acres
Total Area: 22.58 Acres
Area B No of Units: 62
Area C No of Units: 16
Total No of Units: 78
Density: 3.4 Unit/AC
Zoned: R-TH (TOWNHOUSE) & RS-10
Area B Area C

APPLICANT BUILDER
REGENCY HOME BUILDERS
3420 S HOUSTON LEVEE RD
GERMANTOWN, TN 38139
DEVELOPER
ROCKWOOD LLC
5345 WILDBROOK CV
MEMPHIS, TN 38120

- Maximum number of units - 16
- Building setbacks shall be as follows:
 - Internal Street - minimum of 15 feet.
 - Ladurl Dr - 30 feet .
 - Brunswick Rd - 30 feet .
 - South line - 10 feet.

E.D.S., INC.
ENGINEERS, PLANNERS
882 WILLOW TREE CL, STE. 201
CORDOVA, TN 38018
TEL: 901-759-4892
FAX: 901-759-9625



B0158F C00009 - PHELPS MICHAEL
L0159 00108 - SHELBY COUNTY
L0159 00106C - LAKELAND GOLF CO
B0159J B00026 - SORRELL DAVID A & KAREN R
B0158K A00003 - HARVILLE TYRONE & KIMBERLY A
B0159J B00002 - GALLIMORE GEORGE W JR
B0159J B00004 - MAXCY JAMES E
L0158 00162 - STAGE SIXTY FOUR LLC
B0158K A00005 - BRADFORD JIMMY & DEBBIE A
B0158K A00004 - FRANKLIN TELISA
B0158K A00002 - FIELDS FLOYD E JR & ELIZABETH H
B0159J B00001 - ROGERS TIMOTHY A SR & LISA M
B0159J B00003 - KRULL KELLY R & MELISSA A
B0158F A00019 - LUJAN CESAR & MARIA
B0158F A00018 - HARRIS-FLEMING EVERLENA
B0158F A00030 - ZHENG JING
B0158F A00031 - VB ONE LLC
B0158F A00032 - LUO XIAOHUA & PING XIAO
B0158K C00019 - FUGIT WILLIAM J & SKYLINN JOHNSON
B0158K B00013 - STANGE RACHEL E AND KYLE BABCOCK
B0158K C00024 - STEVENS GEOFFREY A AND JAMIE L ESCUE
B0158K C00017 - HARRIS JALEN M
B0158K B00020 - CHAMBERS MACKENZIE L
B0158K B00003 - DOUGLAS SEMILLER JR
B0158K B00004 - ABANES CRISTINE F & ERIC

B0158K B00005 - MADDOX GLORIA D LIVING TRUST

B0158K B00006 - BELT MICHAEL & WENDY

B0158K B00007 - MADDEN RENEE M

B0158F A00013 - LOUIS ELYSEE AND CHANTAE MARTIN

B0158F A00012 - JEFFREYS JASON M & JESSICA L

B0158F A00011 - BUCKNER THOMAS R (TR)

B0158F A00010 - ROGERS ROLANDO II

B0158F A00009 - QUINN SEAN & SARAH

B0158F A00008 - NGUYEN THANH D

B0158F A00007 - SHADDOOD YOUSEF & BUSHRA SAUD

B0158F A00006 - WHITEHEAD CARLEY D & ANDREW A DELGADO

B0158F A00005 - SIDDIQUE SHOEB & SAMEERA

B0158F A00004 - WALLER QUINTON AND BRANDYN WALLER AND

B0158K C00022 - CALHOUN JERRY J & DEBRA W

B0158F A00027 - SHORES LIVING TRUST

B0158F A00033 - PATEL CHINTANKUMAR & NIRALEE

B0158F A00015 - FINLEY COURTNEY L

B0158F C00010 - MCCLANAHAN PROPERTIES PARTNERSHIP

B0158F A00001 - REG REYNALDO Q & ROSALIE S V

B0158F A00029 - COCHRAN FRANK D JR & PAULA M

B0158F C00007C - LOT 7 PARTNERS

B0158F A00028 - NIXON NICKIE N & CYNTHIA

B0158F A00034 - VELAMALA VIDYASAGAR

B0158F A00002 - VETURI ANANTHA

B0158 00634 - THIRTY-ONE FIFTY NEW BRUNSWICK LLC

B0158F C00003C - JERKINS JOHN AND DEBBIE LIVING TRUST
B0158K B00010 - TEMPLE GARRETT D & BETH A
B0158F C00012 - MCCLANAHAN PROPERTIES PARTNERSHIP
B0158F C00014 - MCCLANAHAN PROPERTIES PARTNERSHIP
B0158 00158 - CLAY BRANDY AND AMY BALLARD
B0158F A00036 - SAYADETH SAYSANA N
B0158K C00012 - DAUER JOHN A
B0158K C00014 - AKIL FADI & DIANA
B0158F A00025 - NGUYEN TONY MINH-NHUT & HUONG T
B0158F A00020 - VB ONE LLC
B0158F A00026 - PATEL MEHULKUMAR & PALAK
B0158 00170 - MARKELL JOANNE L TRUST (1/3) AND RACHEL
B0158K B00019 - SESSUM ROLAND C AND LEE SESSUM
B0158K B00018 - JONES JEREMY K & APRIL J
B0158K B00017 - SCHEIDEGGER ADAM & KIMBERLY
B0158K B00016 - TATE JOHN & ENYONAM G
B0158 00165C - UHS OF LAKESIDE INC
B0158F A00022 - WARE GERALD JR
B0158F A00021 - KIM CHAU T B & VIET N VU
B0158K A00006 - TURNER DANIEL SR AND TASRAH STUBBS AND
B0158K B00002 - HALLEY DARRYL D & JANICE
B0159 00482 - BARTLETT ACQUISITIONS LLC (77.0115%) AND
B0158K A00001 - GUTHRIE JOSEPH B & MELISSA
B0158K C00018 - SIV JOHNNY
B0158K B00027 - BRUNSWICK FOREST HOMEOWNERS ASSOC INC

B0158K B00001 - MATHIS ERIN R
B0158K B00021 - BROWN BRIANA IRREVOCABLE TRUST
B0158K B00008 - ROBBINS MARY C LIVING TRUST
B0158K B00012 - ROBINSON KIMBERLY G AND BETTY I ROBINSON
B0158K B00030 - BRUNSWICK FOREST HOMEOWNERS ASSOC INC
B0158K B00029 - BRUNSWICK FOREST HOMEOWNERS ASSOC INC
B0158K C00013 - MACK EVERETT JR
B0158K C00023 - JIBRIN SAFAA M
B0158K C00015 - BIGGERS JOSEPH & SARAH
B0158K C00016 - JOHNSON CATHERINE L & MARCUS D
B0158K C00021 - HALEY SUE H
B0158K C00020 - GILVIN MARSHALL J & SUSAN P
B0158K B00015 - BISHOP ANNA E
B0159 00463 - SCIOTO PROPERTIES SP 17 LLC
B0158 00160 - SCIOTO PROPERTIES SP 17 LLC
B0158K B00022 - PARKER STEVEN H & NANCY
B0158K B00023 - FORD RANDOL & MELISSA
B0158K B00011 - REAVES JASON A
B0158F A00035 - SAN PEDRO ELEANOR L & ERICK J G
B0158K C00005 - MURPHY ASHLEY L
B0158K C00006 - LI XIAOYU
B0158K C00007 - PAN STEVE S
B0158K C00008 - WANG RUOXU
B0158K C00009 - LIAO YU T AND ON H HOM AND
B0158K C00010 - LIN FENG X AND WEI G LIAO (RS)

B0158K C00011 - WEI YI & LIHONG XU

B0158K C00029 - DDCS LIVING TRUST

B0158K C00028 - ADAMS COREY J AND CHRISTINE M ADAMS

B0158K C00027 - SPICER LARRY A

B0158K C00026 - LIN ANNA AND DOUGLAS IM (RS)

B0158K C00025 - CRUZ MICHAEL T

B0158F C00013 - TWO BY TWO PROPERTIES LLC SERIES 6

B0158F A00024 - WALPOLE ROBERT H & KIM B

B0158F C00006 - MCCLANAHAN PROPERTIES PARTNERSHIP

B0158F C00015 - MCCLANAHAN PROPERTIES PARTNERSHIP

B0158F C00002 - MCCLANAHAN PROPERTIES PARTNERSHIP

B0158K B00026 - BARTLETT CITY OF

B0158K B00009 - HODGKINS KATHLEEN A

B0158F A00003 - BARBEE MELVIN A SR

B0158F A00049 - BRUNSWICK VILLAGE PHASE 1 HOMEOWNERS

B0158K B00014 - AYALEW GASHAYE

B0158K C00003 - PARNELL LUKE E & CHRISTEN N

B0158K C00004 - BARRETT TRINA

B0158F A00014 - LARA-VILLARREAL DAN G AND JESUS FUENTES

B0158F A00016 - HALL RICHARD A & LAMEDA E

B0158K C00002 - SABIJON REYNALDO JR & EUNICE

B0158K C00001 - DO TAM T

B0158K C00030 - HAILE TSEGAYE G & BEKELCH A BEYECHA

B0158K B00025 - HOBBS MELVIN & CHELAYNN

B0158K B00024 - WALKER ROBERT L III & ANGELA M E

B0158F A00017 - BARROW OLLIE
B0158K B00028 - BRUNSWICK FOREST HOMEOWNERS ASSOC INC
B0158F C00011 - MCCLANAHAN PROPERTIES PARTNERSHIP
L0159 00579 - LAKELAND 64 LLC
L0159 00612 - GX17 LAKELAND 64 LLC
B0158 00944 - FIRST SOUTH BANK
B0158F A00040 - NGUYEN XUAN T T
B0158F A00046 - NASH WAYNE C JR
B0158F A00039 - WOLFE CRAIG
B0158F A00047 - SMITH DEBORAH A & STEPHEN F
B0158F A00048 - BRUNSWICK VILLAGE PHASE 1 HOMEOWNERS
B0158F A00038 - MOSS SHELIA D & ARGENTRY
B0158F A00037 - WALKER REBECCA L
B0158F B00054 - JONES JAMES K & DEBORAH N
B0158F A00023 - DURRELL RYAN & CHERYL
B0158F A00043 - BROOKS PAMELA J
B0158F A00042 - REDDING FAMILY REVOCABLE TRUST
B0158F A00044 - GUEST TWARLA
B0158F A00041 - BISSA JAIME L
B0158F A00045 - BOYD HAROLD W JR
L0159 00597 - HIGHWAY 64 CENTER LLC
L0159 00529 - JACKLAND HOLDINGS LLC
B0158F B00057 - REGENCY HOMEBUILDERS LLC
B0158F B00053 - UNDERWOOD WILLIAM I & BARBARA N
B0158F B00058 - HOFFMEISTER JAMES & MARY

B0158F B00051 - MERCED PEACH MD
B0158F B00052 - REGENCY HOMEBUILDERS LLC
B0158F B00056 - HUNTER PATRICIA A
B0158F B00055 - THOMPSON FAMILY REVOCABLE LIVING TRUST
B0158F B00047 - FLINN PATRICK W & KAREN
B0158F B00050 - KARCHER DEE
B0158F B00048 - COOLEY ANDREA M
B0158F B00049 - WEBB MISHELLE B AND SANDRA P PERRY (RS)
B0158F B00061 - PIMPO ANTHONY
B0158F B00060 - YAUN EDDIE L & RITA ROBERTS
B0158F B00045 - DANTZLER ALLEN
B0158F B00046 - ELLIS BRITTNY C
B0158F B00039 - REGENCY HOMEBUILDERS LLC
B0158F B00040 - REGENCY HOMEBUILDERS LLC
B0158F B00062 - DUNN MICHAEL S R & NORMA I
B0158F B00035 - REGENCY HOMEBUILDERS LLC
B0158F B00036 - REGENCY HOMEBUILDERS LLC
B0158F B00043 - REGENCY HOMEBUILDERS LLC
B0158F B00044 - REGENCY HOMEBUILDERS LLC
B0158F B00059 - MYERS SHARRON M AND ANNA M MYERS (RS)
B0158F B00031 - WATSON NANCY
B0158F B00032 - BHAKTA GAURI M & MANISHKUMAR J BHAKTA
B0158F B00038 - REGENCY HOMEBUILDERS LLC
B0158F B00037 - REGENCY HOMEBUILDERS LLC
B0158F B00042 - REGENCY HOMEBUILDERS LLC

B0158F B00041 - REGENCY HOMEBUILDERS LLC
B0158F B00034 - REGENCY HOMEBUILDERS LLC
B0158F B00033 - REGENCY HOMEBUILDERS LLC
B0158F B00030 - CAULK VAN & CHERYL T
B0158F B00029 - FRANCAVILLA BETTY D & DONALD J
B0158F B00027 - REGENCY HOMEBUILDERS LLC
B0158F B00028 - REGENCY HOMEBUILDERS LLC
B0158F B00023 - REGENCY HOMEBUILDERS LLC
B0158F B00024 - REGENCY HOMEBUILDERS LLC
B0158F B00019 - REGENCY HOMEBUILDERS LLC
B0158F B00020 - REGENCY HOMEBUILDERS LLC
B0158F B00015 - REGENCY HOMEBUILDERS LLC
B0158F B00016 - SCHIEBER DAVID & LINDA
B0158F B00026 - REGENCY HOMEBUILDERS LLC
B0158F B00025 - REGENCY HOMEBUILDERS LLC
B0158F B00011 - JONES IRENE T
B0158F B00022 - REGENCY HOMEBUILDERS LLC
B0158F B00012 - DUNN R AND I E DUNN REVOCABLE TRUST
B0158F B00021 - REGENCY HOMEBUILDERS LLC
B0158F B00018 - REGENCY HOMEBUILDERS LLC
B0158F B00017 - REGENCY HOMEBUILDERS LLC
B0158F B00014 - REGENCY HOMEBUILDERS LLC
B0158F B00013 - SHORTER ETHEL
B0158F B00010 - ALJ REVOCABLE TRUST
B0158F B00009 - TALLEUR SUZANNE M

B0158F B00007 - REGENCY HOMEBUILDERS LLC

B0158F B00006 - REGENCY HOMEBUILDERS LLC

B0158F B00008 - REGENCY HOMEBUILDERS LLC

B0158F B00002 - DAVENPORT JAMES E & VICKI L

B0158F B00005 - REGENCY HOMEBUILDERS LLC

B0158F B00004 - IRVIN ROGER O REVOCABLE LIVING TRUST AND

B0158F B00001 - REGENCY HOMEBUILDERS LLC

B0158F B00003 - DAVIS ISADOREL & MIYUKI

B0158F B00063 - REGENCY HOMEBUILDERS LLC

L0159 00611 - GX17 LAKELAND 64 LLC

PARKER STEVEN H & NANCY
8759 BRUNSWICK FOREST DR #
BARTLETT TN 38133

WEI YI & LIHONG XU
8721 BRUNSWICK FOREST CIR #
BARTLETT TN 38133

MCCLANAHAN PROPERTIES PARTNERSHIP
7700 WOLF RIVER BLVD #
GERMANTOWN TN 38138

FORD RANDOL & MELISSA
8765 BRUNSWICK FOREST DR #
BARTLETT TN 38133

DDCS LIVING TRUST
8754 BRUNSWICK FOREST CIR #
MEMPHIS TN 38133

BARTLETT CITY OF
6400 STAGE RD #
MEMPHIS TN 38134

REAVES JASON A
8722 BRUNSWICK FOREST DR #
BARTLETT TN 38133

ADAMS COREY J AND CHRISTINE M ADAMS
8748 BRUNSWICK FOREST CIR #
BARTLETT TN 38133

HODGKINS KATHLEEN A
8734 BRUNSWICK FOREST DR #
BARTLETT TN 38133

SAN PEDRO ELEANOR L & ERICK J G
8725 STONY GLEN DR #
BARTLETT TN 38133

SPICER LARRY A
8742 BRUNSWICK FOREST CIR #
BARTLETT TN 38133

BARBEE MELVIN A SR
8716 STONY GLEN DR #
BARTLETT TN 38133

MURPHY ASHLEY L
8759 BRUNSWICK FOREST CIR #
BARTLETT TN 38133

LIN ANNA AND DOUGLAS IM (RS)
8736 BRUNSWICK FOREST CIR #
BARTLETT TN 38134

BRUNSWICK VILLAGE PHASE 1 HOMEOWNERS
PO BOX 3275 #
CORDOVA TN 38088

LI XIAOYU
8753 BRUNSWICK FOREST CIR #
BARTLETT TN 38133

CRUZ MICHAEL T
8730 BRUNSWICK FOREST CIR #
BARTLETT TN 38133

AYALEW GASHAYE
8700 BRUNSWICK FOREST DR #
BARTLETT TN 38133

PAN STEVE S
8747 BRUNSWICK FOREST CIR #
BARTLETT TN 38133

TWO BY TWO PROPERTIES LLC SERIES 6
9160 US HIGHWAY 64 #
ARLINGTON TN 38002

PARNELL LUKE E & CHRISTEN N
8775 BRUNSWICK FOREST CIR #
BARTLETT TN 38133

WANG RUOXU
8739 BRUNSWICK FOREST DR #
BARTLETT TN 38133

WALPOLE ROBERT H & KIM B
8813 STONY GLEN DR #
MEMPHIS TN 38133

BARRETT TRINA
8765 S BRUNSWICK FOREST CIR #
BARTLETT TN 38133

LIAO YU T AND ON H HOM AND
8733 BRUNSWICK FOREST CIR #
BARTLETT TN 38133

MCCLANAHAN PROPERTIES PARTNERSHIP
7700 WOLF RIVER BLVD #
GERMANTOWN TN 38138

LARA-VILLARREAL DAN G AND JESUS FUENTES
981 AVON RD #
MEMPHIS TN 38122

LIN FENG X AND WEI G LIAO (RS)
8729 BRUNSWICK FOREST DR #
BARTLETT TN 38133

MCCLANAHAN PROPERTIES PARTNERSHIP
7700 WOLF RIVER BLVD #
GERMANTOWN TN 38138

HALL RICHARD A & LAMEDA E
8796 STONY GLEN DR #
BARTLETT TN 38133

MERCED PEACH M D
3032 BEDFORDSHIRE DR #11
BARTLETT TN 38133

DANTZLER ALLEN
3036 WILTSHIRE CV #
BARTLETT TN 38133

WATSON NANCY
7615 MEMPHIS ARLINGTON RD #
BARTLETT TN 38135

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

ELLIS BRITTNY C
3040 WILTSHIRE CV #
BARTLETT TN 38133

BHAKTA GAURI M & MANISHKUMAR J BHAKTA
3048 WILTSHIRE CV #
BARTLETT TN 38135

HUNTER PATRICIA A
3037 BEDFORDSHIRE CV #
BARTLETT TN 38133

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

THOMPSON FAMILY REVOCABLE LIVING TRUST
3033 BEDFORDSHIRE CV #
BARTLETT TN 38133

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

FLINN PATRICK W & KAREN
3028 WILTSHIRE CV #
BARTLETT TN 38133

DUNN MICHAEL S R & NORMA I
3033 WILTSHIRE CV #
BARTLETT TN 38133

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

KARCHER DEE
3040 BEDFORDSHIRE CV #
BARTLETT TN 38133

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

COOLEY ANDREA M
3032 WILTSHIRE CV #3
BARTLETT TN 38133

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

WEBB MISHELLE B AND SANDRA P PERRY (RS)
29 GETTYSBURG #
CABOT AR 72023

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

PIMPO ANTHONY
3029 WILTSHIRE CV #
BARTLETT TN 38133

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

CAULK VAN & CHERYL T
8793 BEDFORDSHIRE DR #
BARTLETT TN 38133

YAUN EDDIE L & RITA ROBERTS
3025 WILTSHIRE CV #60
BARTLETT TN 38133

MYERS SHARRON M AND ANNA M MYERS (RS)
3037 WILTSHIRE CV #5
BARTLETT TN 38133

FRANCAVILLA BETTY D & DONALD J
8735 BEDFORDSHIRE DR #29
BARTLETT TN 38133

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

JONES IRENE T
9100 US HIGHWAY 64 #2-245
ARLINGTON TN 38002

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

DUNN R AND I E DUNN REVOCABLE TRUST
8734 BEDFORDSHIRE DR #
BARTLETT TN 38133

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

DAVENPORT JAMES E & VICKI L
8711 BEDFORDSHIRE DR #
BARTLETT TN 38133

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

IRVIN ROGER O REVOCABLE LIVING TRUST AND
8710 BEDFORDSHIRE DR #
BARTLETT TN 38133

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

SCHIEBER DAVID & LINDA
8750 BEDFORDSHIRE DR #16
BARTLETT TN 38133

SHORTER ETHEL
8746 BEDFORDSHIRE DR #1
BARTLETT TN 38133

DAVIS ISADOREL & MIYUKI
8706 BEDFORDSHIRE DR #88
BARTLETT TN 38133

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

ALJ REVOCABLE TRUST
13300 VICTORY BLVD #122
VAN NUYS CA 91401

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

TALLEUR SUZANNE M
8730 BEDFORDSHIRE DR #
BARTLETT TN 38133

GX17 LAKELAND 64 LLC
6500 SUMMERHILL RD #2E
TEXARKANA TX 75503

PATEL MEHULKUMAR & PALAK
8805 STONY GLEN DR #
BARTLETT TN 38133

HALLEY DARRYL D & JANICE
8776 BRUNSWICK FOREST DR #
BARTLETT TN 38133

BRUNSWICK FOREST HOMEOWNERS ASSOC INC
6263 POPLAR AVE #
MEMPHIS TN 38119

MARKELL JOANNE L TRUST (1/3) AND RACHEL
6580 QUAIL POINTE CIR #
MEMPHIS TN 38120

BARTLETT ACQUISITIONS LLC (77.0115%) AND
19000 W BLUMOUND RD #
BROOKFIELD WI 53045

MACK EVERETT JR
8709 BRUNSWICK FOREST CIR #
BARTLETT TN 38133

SESSUM ROLAND C AND LEE SESSUM
8739 BRUNSWICK FOREST DR #
BARTLETT TN 38133

GUTHRIE JOSEPH B & MELISSA
8825 HILLMAN WAY DR #
BARTLETT TN 38133

JIBRIN SAFAA M
3154 BRUNSWICK FOREST CIR #
BARTLETT TN 38133

JONES JEREMY K & APRIL J
8733 BRUNSWICK FOREST DR #
BARTLETT TN 38133

SIV JOHNNY
3169 BRUNSWICK FOREST CIR #
MEMPHIS TN 38133

BIGGERS JOSEPH & SARAH
3151 BRUNSWICK FOREST CIR #
BARTLETT TN 38133

SCHEIDEGGER ADAM & KIMBERLY
8727 BRUNSWICK FOREST DR #
BARTLETT TN 38133

BRUNSWICK FOREST HOMEOWNERS ASSOC INC
6263 POPLAR AVE #440
MEMPHIS TN 38119

JOHNSON CATHERINE L & MARCUS D
3157 BRUNSWICK FOREST CIR #
BARTLETT TN 38133

TATE JOHN & ENYONAM G
3178 BRUNSWICK FOREST CIR #
MEMPHIS TN 38133

MATHIS ERIN R
8782 BRUNSWICK FOREST DR #
MEMPHIS TN 38133

HALEY SUE H
3166 BRUNSWICK FOREST CIR #
BARTLETT TN 38133

UHS OF LAKESIDE INC
6200 UTSA BLVD #2
SAN ANTONIO TX 78249

BROWN BRIANA IRREVOCABLE TRUST
PO BOX 460069 #124
HOUSTON TX 77056

GILVIN MARSHALL J & SUSAN P
3172 BRUNSWICK FOREST CIR #
BARTLETT TN 38133

WARE GERALD JR
8816 STONY GLEN DR #
BARTLETT TN 38133

ROBBINS MARY C LIVING TRUST
8740 BRUNSWICK FOREST DR #
BARTLETT TN 38133

BISHOP ANNA E
3181 BRUNSWICK FOREST CIR #
MEMPHIS TN 38133

KIM CHAU T B & VIET N VU
8812 STONY GLEN DR #
BARTLETT TN 38133

ROBINSON KIMBERLY G AND BETTY I ROBINSON
8716 BRUNSWICK FOREST DR #
MEMPHIS TN 38133

SCIOTO PROPERTIES SP 17 LLC
160 E OLENTANGY ST #200
POWELL OH 43065

TURNER DANIEL SR AND TASRAH STUBBS AND
8824 HILLMAN WAY DR #
BARTLETT TN 38133

BRUNSWICK FOREST HOMEOWNERS ASSOC INC
6263 POPLAR AVE #440
MEMPHIS TN 38119

SCIOTO PROPERTIES SP 17 LLC
160 E OLENTANGY ST #
POWELL OH 43065

BUCKNER THOMAS R (TR)
8766 STONY GLEN DR #
BARTLETT TN 38133

PATEL CHINTANKUMAR & NIRALEE
8745 STONY GLEN DR #
BARTLETT TN 38133

JERKINS JOHN AND DEBBIE LIVING TRUST
8856 DAVIES PLANTATION RD #
BARTLETT TN 38133

ROGERS ROLANDO II
8760 STONY GLEN DR #
BARTLETT TN 38133

FINLEY COURTNEY L
8792 STONY GLEN DR #
BARTLETT TN 38133

TEMPLE GARRETT D & BETH A
8728 BRUNSWICK FOREST DR #
BARTLETT TN 38133

QUINN SEAN & SARAH
8754 STONY GLEN DR #
BARTLETT TN 38133

MCCLANAHAN PROPERTIES PARTNERSHIP
7700 WOLF RIVER BLVD #
GERMANTOWN TN 38138

MCCLANAHAN PROPERTIES PARTNERSHIP
7700 WOLF RIVER BLVD #
GERMANTOWN TN 38138

NGUYEN THANH D
8748 STONY GLEN DR #
BARTLETT TN 38133

REG REYNALDO Q & ROSALIE S V
8702 STONY GLEN DR #
BARTLETT TN 38133

MCCLANAHAN PROPERTIES PARTNERSHIP
7700 WOLF RIVER BLVD #
GERMANTOWN TN 38138

SHADDOOD YOUSEF & BUSHRA SAOUD
8740 STONY GLEN DR #
BARTLETT TN 38133

COCHRAN FRANK D JR & PAULA M
8773 STONY GLEN DR #
BARTLETT TN 38133

CLAY BRANDY AND AMY BALLARD
3133 BRUNSWICK RD #
BARTLETT TN 38133

WHITEHEAD CARLEY D & ANDREW A DELGADO
8734 STONY GLEN DR #
BARTLETT TN 38133

LOT 7 PARTNERS
7700 WOLF RIVER BLVD #
GERMANTOWN TN 38138

SAYADETH SAYSANA N
8707 STONEY GLEN DR #
BARTLETT TN 38133

SIDDIQUE SHOEB & SAMEERA
8728 STONY GLEN DR #
BARTLETT TN 38133

NIXON NICKIE N & CYNTHIA
8785 STONY GLEN DR #
BARTLETT TN 38133

DAUER JOHN A
8715 BRUNSWICK FOREST CIR #
BARTLETT TN 38133

WALLER QUINTON AND BRANDYN WALLER AND
8720 STONY GLEN DR #
BARTLETT TN 38133

VELAMALA VIDYASAGAR
8733 STONEY GLEN DR #
BARTLETT TN 38133

AKIL FADI & DIANA
8701 BRUNSWICK FOREST CIR #
BARTLETT TN 38133

CALHOUN JERRY J & DEBRA W
3160 BRUNSWICK FOREST CIR #
BARTLETT TN 38133

VETURI ANANTHA
8708 STONEY GLEN DR #
BARTLETT TN 38133

NGUYEN TONY MINH-NHUT & HUONG T
8809 STONY GLEN DR #
MEMPHIS TN 38133

SHORES LIVING TRUST
8793 STONY GLEN DR #
BARTLETT TN 38133

THIRTY-ONE FIFTY NEW BRUNSWICK LLC
6311 NE EQUITABLE RD #
KANSAS CITY MO 64120

VB ONE LLC
3500 PARK CENTER DR #100
DAYTON OH 45414

SABIJON REYNALDO JR & EUNICE
3140 BRUNSWICK FOREST CIR #
BARTLETT TN 38133

FIRST SOUTH BANK
1450 JOHN B WHITE SR BLVD #
SPARTANBURG SC 29306

BROOKS PAMELA J
8767 STERLAND CIR #
BARTLETT TN 38133

DO TAM T
3150 E BRUNSWICK FOREST CIR #
BARTLETT TN 38133

NGUYEN XUAN T T
8753 STERLAND CIR #
BARTLETT TN 38133

REDDING FAMILY REVOCABLE TRUST
8763 STERLAND CIR #
BARTLETT TN 38133

HAILE TSEGAYE G & BEKELCH A BEYECHA
8760 BRUNSWICK FOREST CIR #
BARTLETT TN 38133

NASH WAYNE C JR
8781 STERLAND CIR #
BARTLETT TN 38133

GUEST TWARLA
8771 STERLAND CIR #
BARTLETT TN 38133

HOBBS MELVIN & CHELAYNN
8781 BRUNSWICK FORREST DR #
BARTLETT TN 38133

WOLFE CRAIG
8749 STERLAND CIR #
BARTLETT TN 38135

BISSA JAIME L
8757 STERLAND CIR #
BARTLETT TN 38133

WALKER ROBERT L III & ANGELA M E
8773 BRUNSWICK FOREST DR #
BARTLETT TN 38133

SMITH DEBORAH A & STEPHEN F
8785 STERLAND CIR #
BARTLETT TN 38133

BOYD HAROLD W JR
8777 STERLAND CIR #
BARTLETT TN 38133

BARROW OLLIE
8800 STONY GLEN DR #
BARTLETT TN 38133

BRUNSWICK VILLAGE PHASE 1 HOMEOWNERS
280 MANN DR #
COLLIERVILLE TN 38017

HIGHWAY 64 CENTER LLC
1010 JUNE RD #
MEMPHIS TN 38119

BRUNSWICK FOREST HOMEOWNERS ASSOC INC
6263 POPLAR AVE #440
MEMPHIS TN 38119

MOSS SHELIA D & ARGENTRY
8743 STERLAND CIR #
BARTLETT TN 38133

JACKLAND HOLDINGS LLC
3485 CEDAR CREEK LN #
JONESBORO AR 72404

MCCLANAHAN PROPERTIES PARTNERSHIP
7700 WOLF RIVER BLVD #
GERMANTOWN TN 38138

WALKER REBECCA L
8701 STONY GLEN DR #
BARTLETT TN 38133

REGENCY HOMEBUILDERS LLC
3420 S HOUSTON LEVEE RD #
GERMANTOWN TN 38139

LAKELAND 64 LLC
5100 POPLAR AVE #2607
MEMPHIS TN 38137

JONES JAMES K & DEBORAH N
3024 WILTSHIRE CV #54
BARTLETT TN 38133

UNDERWOOD WILLIAM I & BARBARA N
3020 WILTSHIRE CV #
BARTLETT TN 38133

GX17 LAKELAND 64 LLC
6500 SUMMERHILL RDG #2E
TEXARKANA TX 75503

DURRELL RYAN & CHERYL
8819 STONY GLEN DR #
BARTLETT TN 38133

HOFFMEISTER JAMES & MARY
3029 BEDFORDSHIRE CV #
BARTLETT TN 38133

EDS , Inc.
882 Willow Tree Circle, Suite 201
Cordova, TN 38018

EDS , Inc.
882 Willow Tree Circle, Suite 201
Cordova, TN 38018

EDS , Inc.
882 Willow Tree Circle, Suite 201
Cordova, TN 38018

EDS , Inc.
882 Willow Tree Circle, Suite 201
Cordova, TN 38018

EDS , Inc.
882 Willow Tree Circle, Suite 201
Cordova, TN 38018

Regency Home Builders
3420 S Houston Levee Rd
Germantown, TN 38139

Regency Home Builders
3420 S Houston Levee Rd
Germantown, TN 38139

Regency Home Builders
3420 S Houston Levee Rd
Germantown, TN 38139

Regency Home Builders
3420 S Houston Levee Rd
Germantown, TN 38139

First Citizens Bank
4300 Six Forks Rd-FCC52
Raleigh, NC 27609

First Citizens Bank
4300 Six Forks Rd-FCC52
Raleigh, NC 27609

First Citizens Bank
4300 Six Forks Rd-FCC52
Raleigh, NC 27609

First Citizens Bank
4300 Six Forks Rd-FCC52
Raleigh, NC 27609

First Citizens Bank
4300 Six Forks Rd-FCC52
Raleigh, NC 27609

Regency Home Builders
3420 S Houston Levee Rd
Germantown, TN 38139

Rockwood LLC
5325 Wild Brook Cove
Memphis, TN 38120

Rockwood LLC
5325 Wild Brook Cove
Memphis, TN 38120

Rockwood LLC
5325 Wild Brook Cove
Memphis, TN 38120

Rockwood LLC
5325 Wild Brook Cove
Memphis, TN 38120

Rockwood LLC
5325 Wild Brook Cove
Memphis, TN 38120