



City of Bartlett

David Parsons, Mayor

Municipal Planning Commission

AGENDA

Monday, November 4, 2024 — 6:30 p.m.

Bartlett City Hall Assembly Chamber

Opening Prayer

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

Minutes of the Monday, October 7, 2024 Meeting

NEW BUSINESS

Public Hearing

Planned Development

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

Site Plan

1. LPRF Grant with Shadowlawn Park Improvements, 4734 Shadowlawn Road
(Paul Wright, Director of Parks and Recreation)

Landmark

3. Tatum-Peterson House, 2991 Sycamore View Road
4. Pruden-Millikin House, 2923 Sycamore View Road
5. Bell-Martin House, 3101 Court Street

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

Monday, November 4, 2024 - 6:30 P.M.

Bartlett City Hall Assembly Chamber

Staff Comments

NEW BUSINESS

Public Hearing

Planned Development

**1. Bartlett Boulevard & Yale Road Planned Development, Parcel B015700333
(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 the southeast corner of Yale at Bartlett Boulevard, and it is within the "RS-10" Single-Family Residential Zoning District.

BACKGROUND: The 3.66-acre subject property was created by deed May 1982.

DISCUSSION: The specific request by the applicant is for Planning Commission approval of a favorable recommendation to the Board of Mayor and Aldermen for a Planned Development on subject property. The applicant is proposing to develop the 3.66 acres of land into an 8-lot planned residential subdivision with a common open space lot. The lot sizes will range from 13,580 square feet to 23,245 square feet. Housing density is 3.5 units per acre and the minimum yard setbacks are:

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

The proposed planned development features a 43,757 square foot common open space, guest parking spaces, and a cluster mailbox area. Access to the subdivision will be from Yale 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 Subdivision Contract will be required to cover all associated fees and bond.
2. Applicant/ Engineer shall provide a digital set of drawing files showing the sanitary sewer lines, drainage lines, lot lines and all improvements in AutoCAD format to ecampbell@cityofbartlett.org and dhubbard@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve any conflicts.
3. A SWPPP, a TDEC permit, and an ARAP will be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
4. The private road is offset to the east of Countryhill Drive, which provides the potential for head on collisions in the center of Yale for left turning vehicles. This access, if it remains in this location, needs to be right-in-right-out. If a full movement intersection is desired it shall be shifted to the west to line up or offset west of the street on the north side.
5. The developer shall add a turnaround or hammerhead for trucks on the private drive. Another option would be a right-in-right-out connection to Bartlett Blvd.
6. All new utilities shall be underground.
7. All mark-ups and corrections shall be addressed on the revised plans.

Plat:

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

Site Plan:

13. Detention shall be shown.
14. Road width and radius of development access road needs to be enlarged.
15. Plan and profile sheet for road should be included.

Sanitary Sewer Plan:

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

Erosion Control Plan:

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

Grading & Drainage Plan:

24. Detention will be required, provide detention analysis.

Planning Comments:

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

Planning Conditions:

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

Site Plan

2. Shadowlawn Park Improvements, 4734 Shadowlawn Road (Paul Wright, Director of Parks and Recreation)

INTRODUCTION: Mr. Paul Wright, Director of Parks and Recreation, is requesting Planning Commission approval of a revised Site Plan for Shadowlawn Park improvements. The subject property is located at 4734 Shadowlawn Road within the "POS" Public Open Space Zoning District.

BACKGROUND: The subject property was annexed by the City of Bartlett in 1997. In May 2005, Shelby County transferred Shadowlawn Park to the City of Bartlett by recorded deed 05074487.

DISCUSSION: The specific request by the applicant is for a revised Site Plan for the following improvements: resurface the existing parking lot and add new

ADA parking, add a new 50 space parking area, add a new accessible playground, add new ADA compliant restrooms and a concession stand, and add new ADA compliant walking paths.

Recommendation: Approval with conditions.

Engineering Conditions: None.

Planning Conditions:

1. The applicant shall maintain the paved walking path adjacent to the Shadowlawn Road frontage as it serves students walking to and from the Ninth Grade Academy.
2. 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

3. Tatum-Peterson House, 2991 Sycamore View Road

Deborah Peterson Brown is requesting a favorable recommendation by the Planning Commission to place a local historic landmark designation on the property located at 2991 Sycamore View Road known as the Tatum-Peterson House. The northwest corner of what is now Sycamore View and Woodlawn was the original site of the Woodlawn Lodge 211 (Masonic) built in 1866. Woodlawn Street is named after the Lodge. In 1906, the Lodge moved to Raleigh due to dwindling membership and the building was sold to John W Tatum. He owned Tatum's Grocery on Stage Road, just to the east of Bartlett Baptist Church. Tatum moved his family (wife and 4 children) into the building. He served as a Bartlett Alderman, the years are unknown. He died in 1928, and his widow and one child remained in the home.

A son, James Hood Tatum, the 2 sisters and a husband, razed the old lodge and built the current house. J H Tatum was Mayor of Bartlett 1930-1933. Mayor Tatum died in 1961 and is buried in Bartlett-Ellendale Cemetery.

Mayor Tatum's daughter Irma and son-in-law Hugh Peterson lived across Sycamore View in a house that no longer remains. After Mayor and Mrs. Tatum passed, the Peterson's moved in to help care for a great aunt who had never married. Hugh died in 2000, and his wife died in 2010. Their daughter Debby Brown had moved in to care for her mother, and Debby continues to live in the house today.

On September 16, 2024, the Bartlett Historic Preservation Commission made a favorable recommendation to accept the Tatum-Peterson Home for a local landmark designation.

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

4. Pruden-Millikin House, 2923 Sycamore View Road

Dr. Patricia Millikin is requesting a favorable recommendation by the Planning Commission to place a local historic landmark designation on the property located at 2923 Sycamore View Road known as the Pruden-Millikin House. Romulus Alpha Pruden was a distant relative of G.M. Bartlett, and his family moved here from North Carolina in the 1840s to farm. Pruden fought as a Confederate in the Civil War. Pruden bought the lot from Bartlett and built the house circa 1869. It is noted as Lot 8 in the original plat for the town of Bartlett (1872). Pruden died in 1871 at age 39. His widow and children continued to live there until the children left home and the widow Pruden sold it in 1890. Walter and Julia Smith bought it and moved their family in. The Smiths were the grandparents of W.J. Freeman. The home stayed in the Smith family until it was sold to Judge Freeman Marr in 1980. It was used as a rental home until being purchased by Robert and Dr. Patricia Millikin in 2005. They began extensive restorations on the house, but Mr. Millikin died in 2006 from leukemia. Dr. Millikin completed the restorations, then began a large addition to the house along with an attached garage building.

On September 16, 2024, the Bartlett Historic Preservation Commission made a favorable recommendation to accept the Pruden-Millikin Home for a local landmark designation.

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

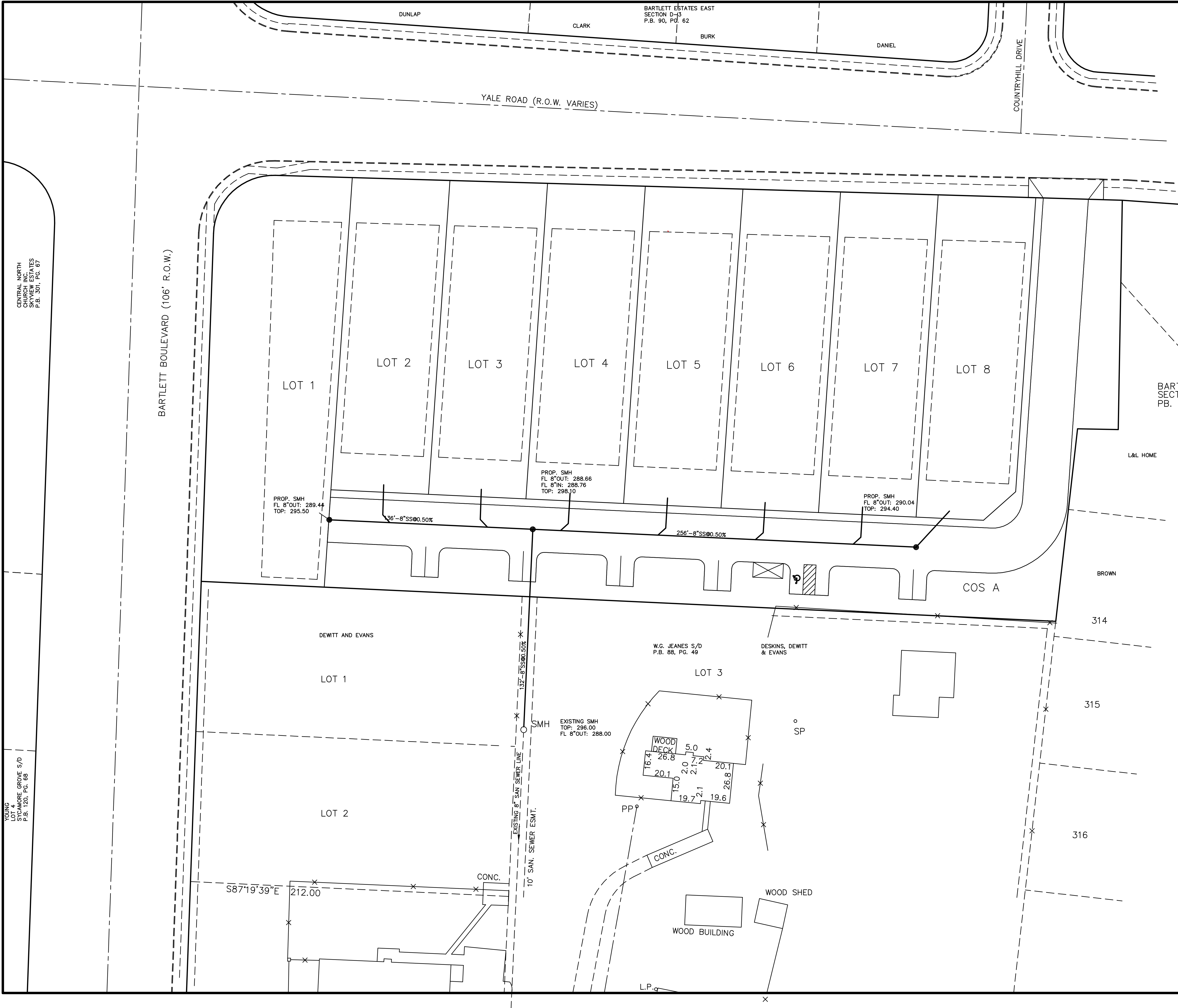
5. Bell-Martin House, 3101 Court Street

Carman and Darlene Bell are requesting a favorable recommendation by the Planning Commission to place a local historic landmark designation on the property located at 3101 Court Street known as the Bell-Martin House, which was built circa 1923 by the Martin family. According to the Register of Deeds, the home was passed down to the Salley family, the Cauldwell family, and the Treadway family. In 1978, Carman and Darlene Bell purchased the subject property. Carman was one of the founding members of the Bartlett Historical

Society, and he was a long-time member and former chairman of the Bartlett Historic Preservation Commission.

On September 16, 2024, the Bartlett Historic Preservation Commission made a favorable recommendation to accept the Bell-Martin Home for a local landmark designation.

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



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 M&GW, 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 1.5' ABOVE PROPOSED GRADE. IN BACKYARDS, MANHOLE LIDS ARE TO BE 1.5' ABOVE INITIAL GRADE, 0.5' ABOVE FINAL GRADE.
ALL SANITARY SEWER, INCLUDING SERVICE CONNECTIONS, WHICH HAS LESS THAN 1.5' 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.

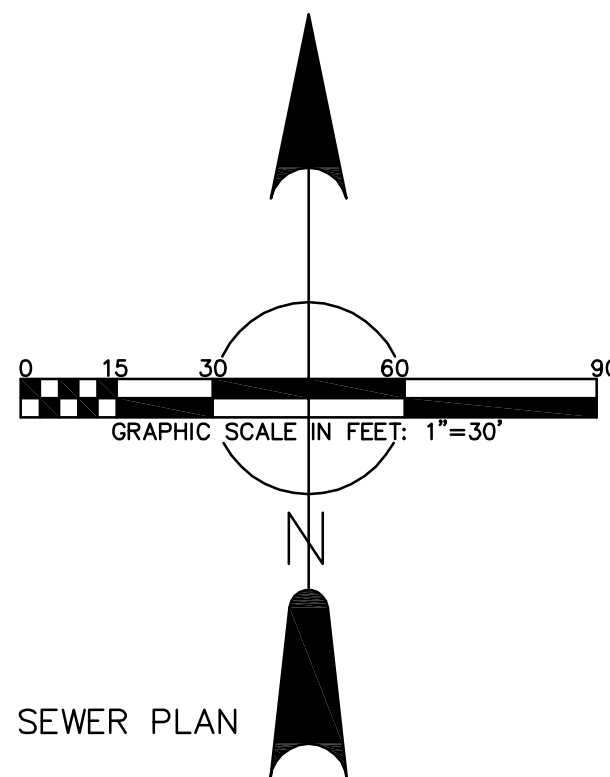
NO OTHER UTILITIES OR SERVICES MAY OCCUPY SANITARY SEWER EASEMENTS IN PRIVATE DRIVES AND YARDS EXCEPT FOR CROSSINGS.

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.

NOTES :

- SETBACKS
A. MIN. FRONT- 40 FEET BARTLETT BLVD, 30 FEET YALE ROAD.
B. MIN SIDE- 5 FEET
C. MIN. REAR- 25 FEET
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157C0190G DATED FEBRUARY 6, 2013.
- IF SETTLEMENT OCCURS ALONG ANY OF THE THE PUBLIC EASEMENTS WITHIN THE PRIVATE PROPERTY, THE OWNER SHALL BE RESPONSIBLE FOR ALL REPAIRS. IN THE EVENT THAT "PUBLIC WORKS" HAS TO EXCAVATE TO REPAIR A LEAK IN A PUBLIC LINE, "PUBLIC WORKS" SHALL BE RESPONSIBLE FOR EXCAVATION, BACKFILL, COMPACTION AND BRINGING THE AFFECTED AREA UP TO GRADE WITH APPROPRIATE SUB-BASE MATERIAL, BUT THE OWNER SHALL BE RESPONSIBLE FOR ALL FINISH WORK INCLUDING, BUT NOT LIMITED TO ASPHALT, CONCRETE AND LANDSCAPING.
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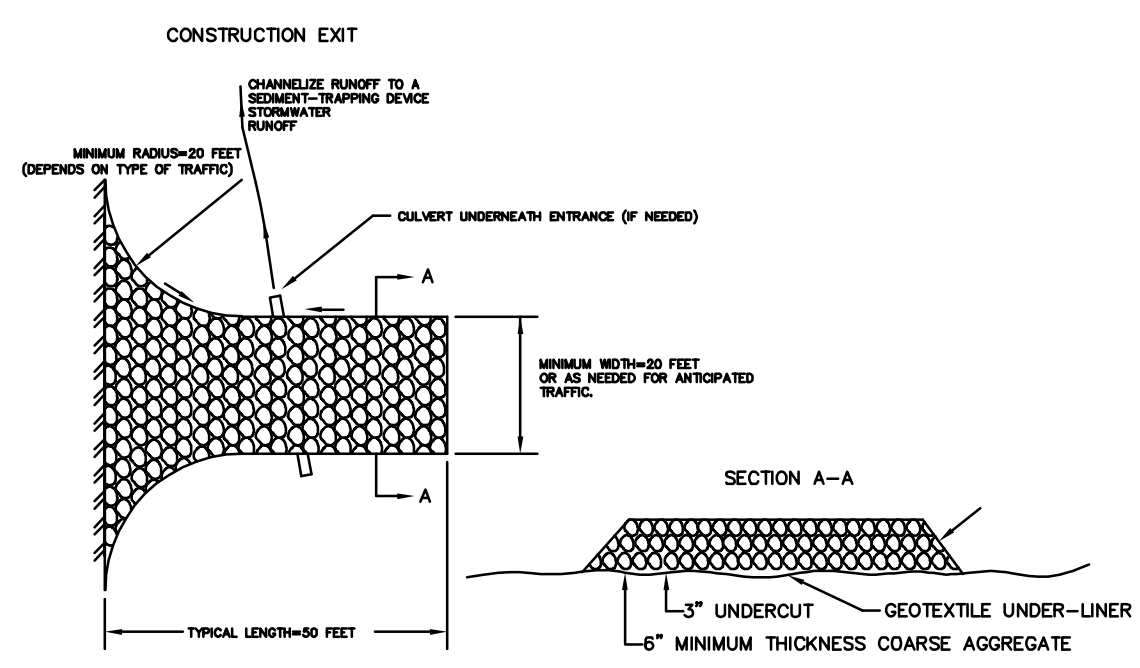
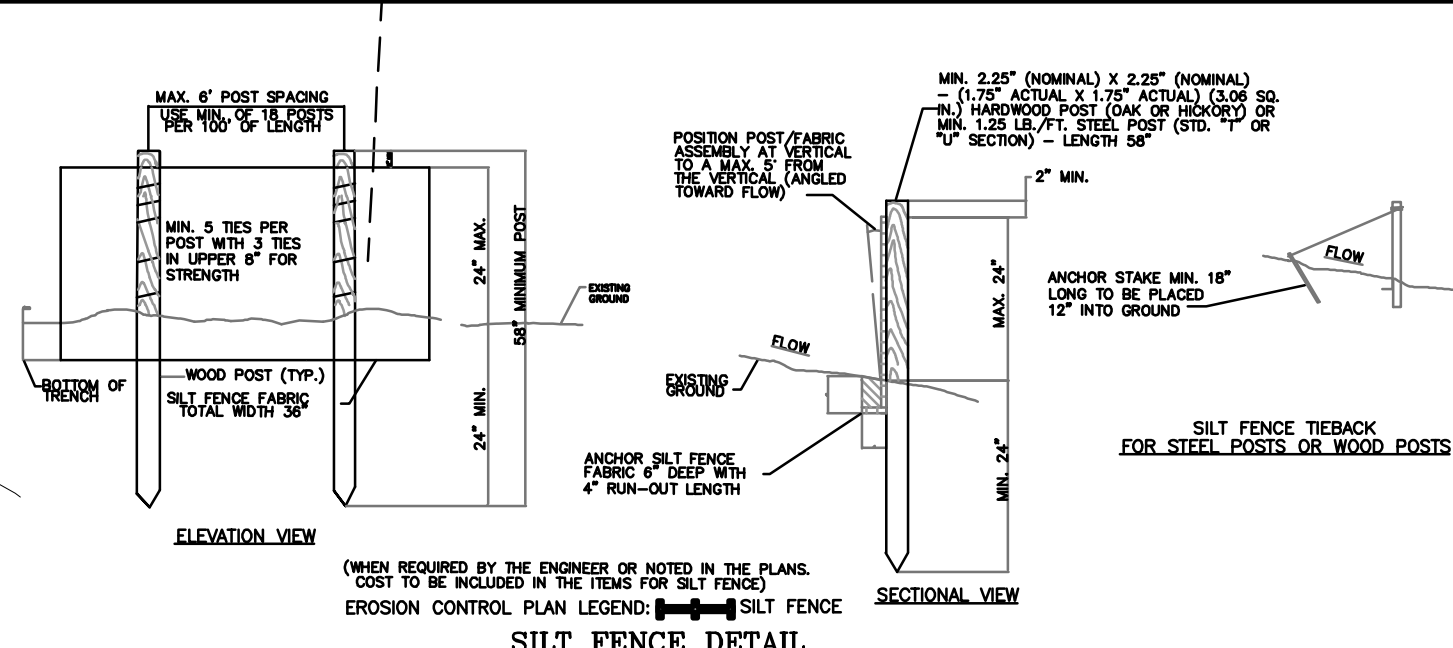
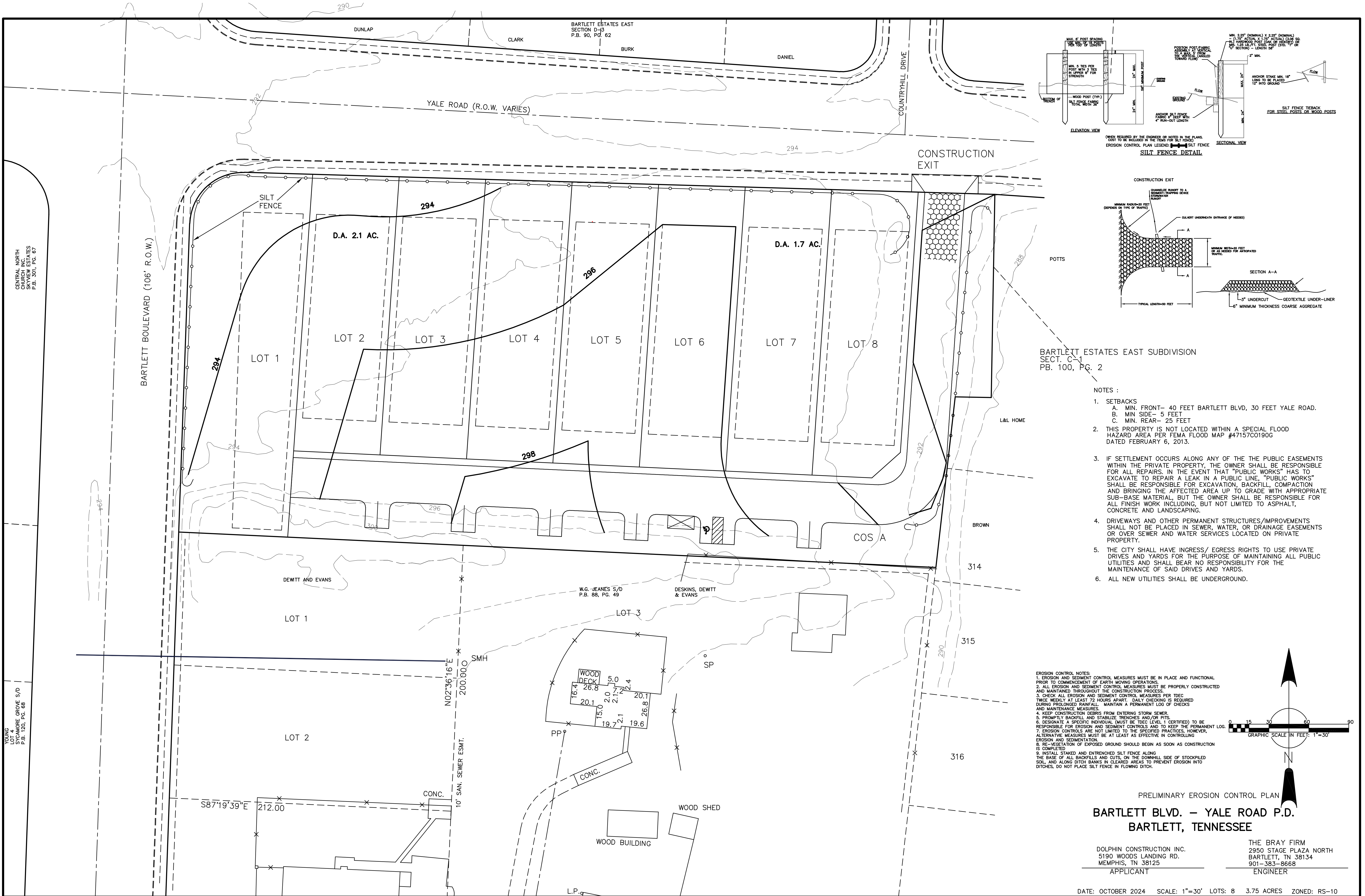
PRELIMINARY SANITARY SEWER PLAN
BARTLETT BLVD. – YALE ROAD P.D.
BARTLETT, TENNESSEE

DOLPHIN CONSTRUCTION INC.
5190 WOODS LANDING RD.
MEMPHIS, TN 38125

APPLICANT

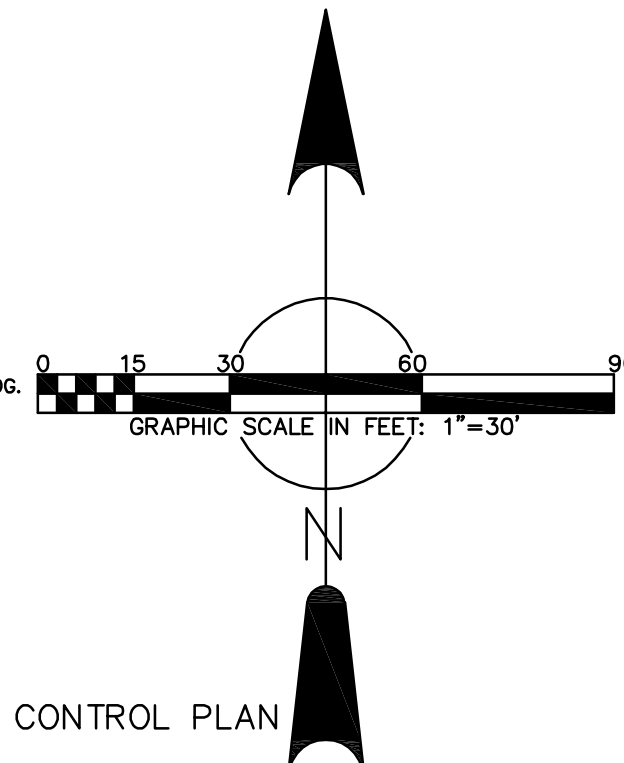
THE BRAY FIRM
2950 STAGE PLAZA NORTH
BARTLETT, TN 38134
901-383-8668

ENGINEER



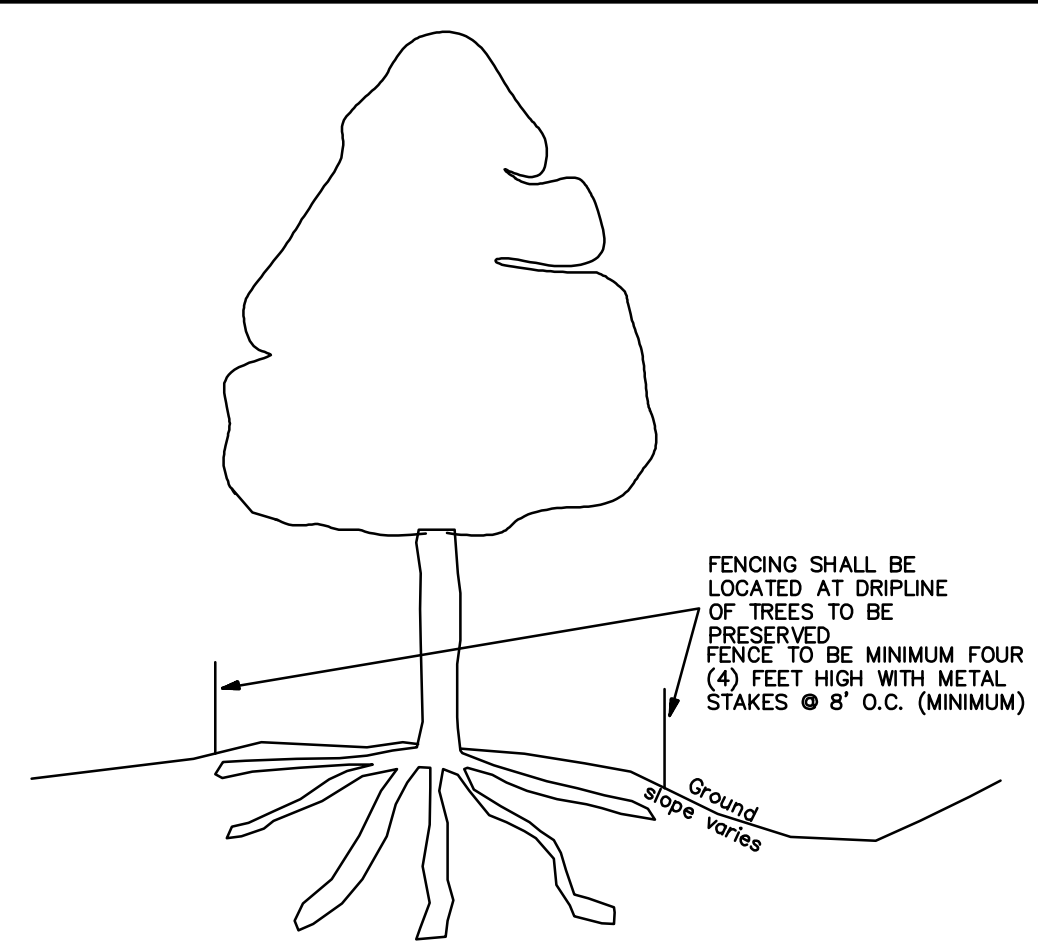
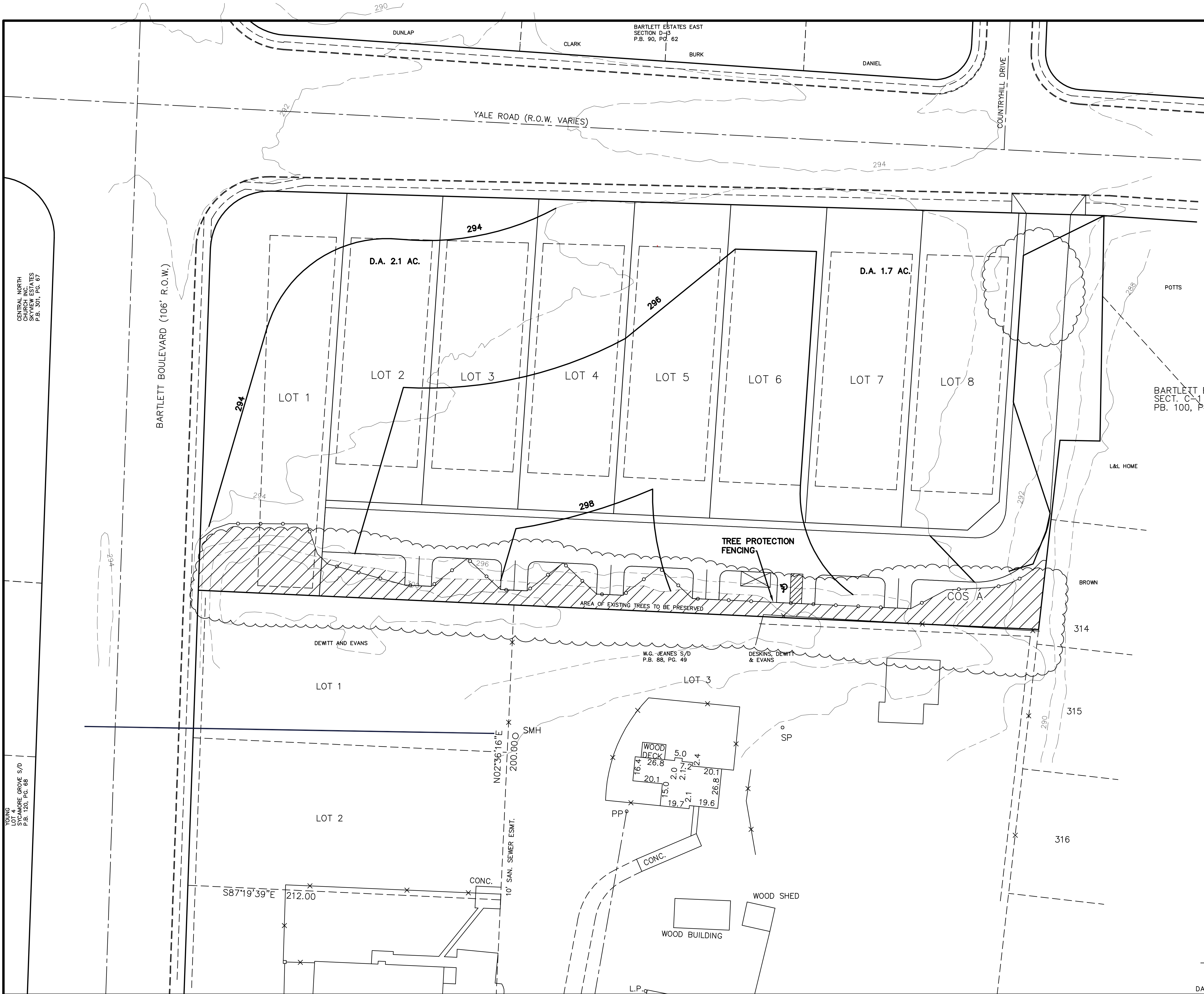
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 - DRIVEWAYS AND OTHER PERMANENT STRUCTURES/IMPROVEMENTS SHALL NOT BE PLACED IN SEWER, WATER, OR DRAINAGE EASEMENTS OR OVER SEWER AND WATER SERVICES LOCATED ON PRIVATE PROPERTY.
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 - ALL NEW UTILITIES SHALL BE UNDERGROUND.

- EROSION CONTROL NOTES:**
- EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE PROPERLY CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
 - CHECK ALL EROSION AND SEDIMENT CONTROL MEASURES PER DEC TWICE WEEKLY AT LEAST 72 HOURS APART. DAILY CHECKING IS REQUIRED DURING PROLONGED RAINFALL. MAINTAIN A PERMANENT LOG OF CHECKS AND MAINTENANCE MEASURES.
 - KEEP CONSTRUCTION DEBRIS FROM ENTERING STORM SEWER.
 - PROMPTLY BACKFILL AND STABILIZE TRENCHES AND/OR PITS.
 - DESIGNATE A SPECIFIC INDIVIDUAL (MUST BE TDEC LEVEL 1 CERTIFIED) TO BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS AND TO KEEP THE PERMANENT LOG.
 - EROSION CONTROLS ARE NOT LIMITED TO THE SPECIFIED PRACTICES, HOWEVER, ALTERNATIVE MEASURES MUST BE AT LEAST AS EFFECTIVE IN CONTROLLING EROSION AND SEDIMENTATION.
 - RE-VEGETATION OF EXPOSED GROUND SHOULD BEGIN AS SOON AS CONSTRUCTION IS COMPLETED.
 - INSTALL STAKED AND ENTRENCHED SILT FENCE ALONG THE BASE OF ALL BACKFILLS AND CUTS, ON THE DOWNHILL SIDE OF STOCKPILED SOIL AND ALONG DITCH BANKS IN CLEARED AREAS TO PREVENT EROSION INTO DITCHES. DO NOT PLACE SILT FENCE IN FLOWING DITCH.



PRELIMINARY EROSION CONTROL PLAN
BARTLETT BLVD. – YALE ROAD P.D.
BARTLETT, TENNESSEE

DOLPHIN CONSTRUCTION INC. 5190 WOODS LANDING RD. MEMPHIS, TN 38125 APPLICANT	THE BRAY FIRM 2950 STAGE PLAZA NORTH BARTLETT, TN 38134 901-383-8668 ENGINEER
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LOCATION OF ORANGE PROTECTIVE FENCING
n.t.s.

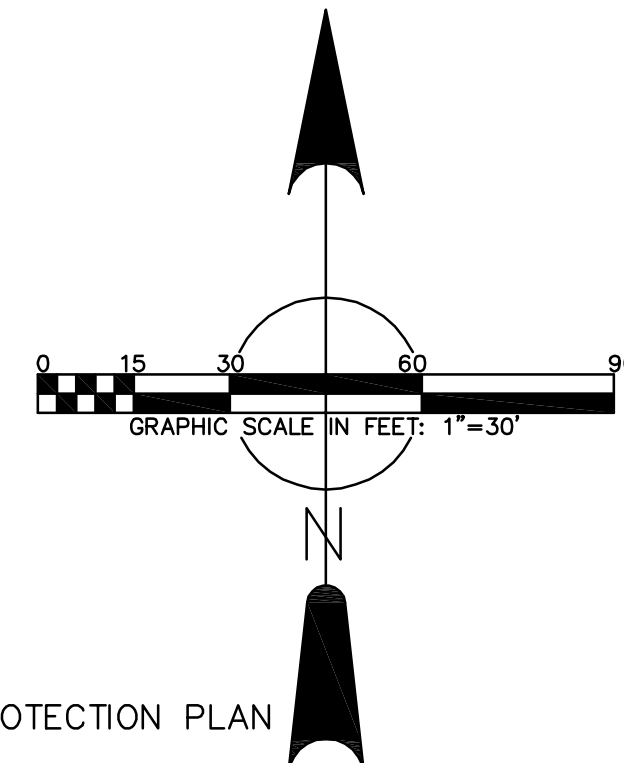
NOTES: NO CONSTRUCTION ACTIVITY OF ANY KIND MAY COMMENCE UNTIL PROTECTIVE FENCING HAS BEEN PLACED AROUND AREAS TO BE PRESERVED.

NO HEAVY EQUIPMENT SHALL BE ALLOWED WITHIN THE CONFINES OF PROTECTIVE FENCING (NO STAGING, PARKING STORAGE, DUMPING OR CLEANOUT SHALL BE ALLOWED WITHIN THE ROOT PROTECTION ZONES). ALL WORK WITHIN AREAS OF TREES TO BE PRESERVED SHALL BE DONE ONLY AFTER NOTICE HAS BEEN PROVIDED TO CITY OF BARTLETT CONSTRUCTION INSPECTION OFFICE.

TREE FENCING TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION

BARTLETT ESTATES EAST SUBDIVISION
SECT. C-1
PB. 100, PG. 2

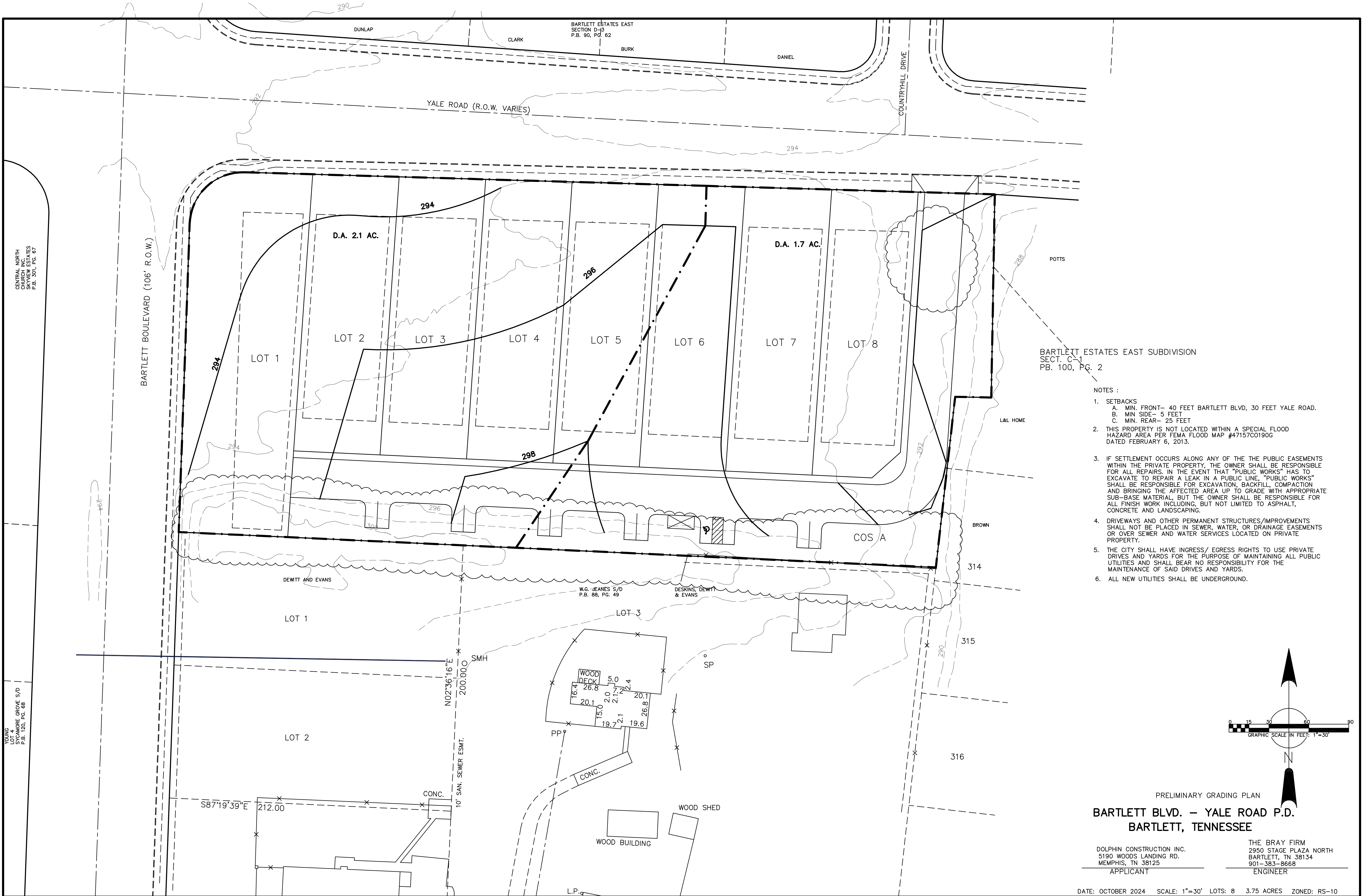
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PRELIMINARY TREE PROTECTION PLAN
BARTLETT BLVD. – YALE ROAD P.D.
BARTLETT, TENNESSEE

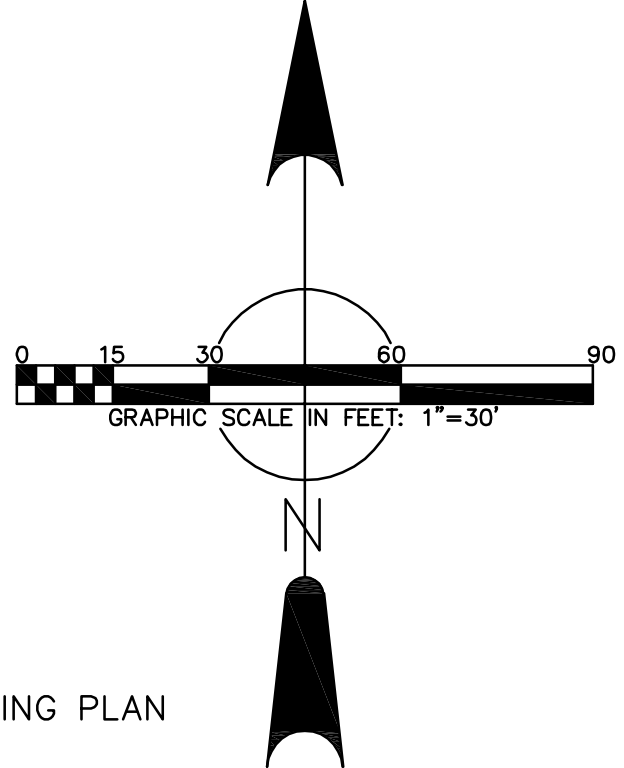
DOLPHIN CONSTRUCTION INC.
5190 WOODS LANDING RD.
MEMPHIS, TN 38125
APPLICANT

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



BARTLETT ESTATES EAST SUBDIVISION
SECT. C-1
PB. 100, PG. 2

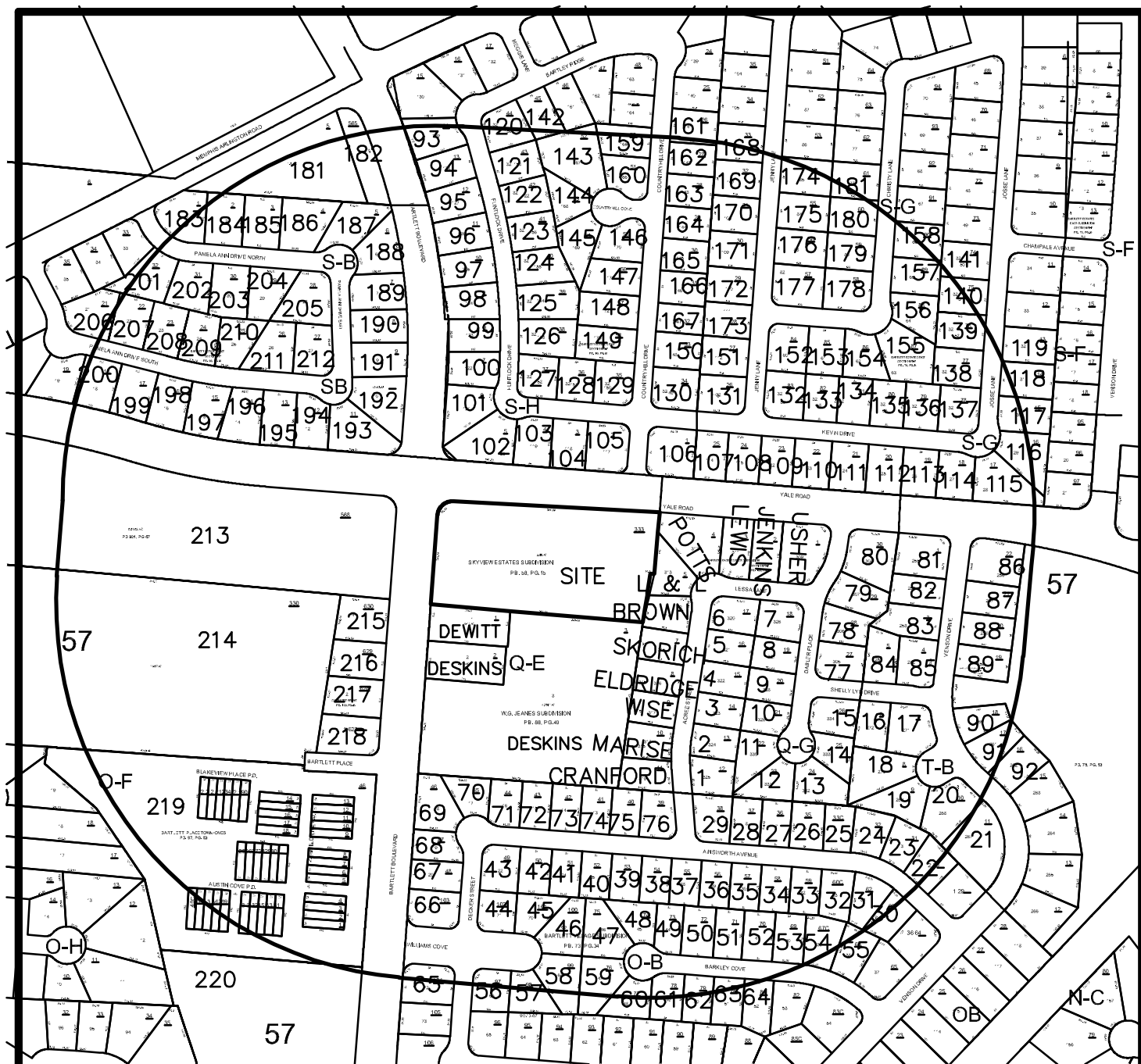
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PRELIMINARY GRADING PLAN
BARTLETT BLVD. - YALE ROAD P.D.
BARTLETT, TENNESSEE

DOLPHIN CONSTRUCTION INC.
5190 WOODS LANDING RD.
MEMPHIS, TN 38125
APPLICANT

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



**PLANNED DEVELOPMENT APPLICATION
O BARTLETT BOULEVARD
PRIOLA PROPERTY
BARTLETT, TENNESSEE**

PREPARED BY THE BRAY FIRM

LAND DEVELOPMENT SERVICES
2950 STAGE PLAZA NORTH
BARTLETT, TENNESSEE
OCTOBER 3, 2024

TELEPHONE 901-383-8668
E-MAIL dgbray@comcast.net
SCALE 1"=400'

- | | | | |
|-----|-----------------------|-----|----------------------------|
| 1. | ELLENBECKER | 50. | JOHNSON |
| 2. | HOPKINS | 51. | TISCIA |
| 3. | FAGAN | 52. | BARRETT |
| 4. | FLY | 53. | PUGH |
| 5. | SMITH | 54. | COMBS |
| 6. | SIMMONS | 55. | MULLINS |
| 7. | CLEM | 56. | BELLUOMINI |
| 8. | HUMPHREY | 57. | KELLUM |
| 9. | WALLACE | 58. | YAMASA |
| 10. | LAINE | 59. | WINEK |
| 11. | DARLING | 60. | GILDART |
| 12. | CASEY | 61. | WONG |
| 13. | NAIK | 62. | MARISE |
| 14. | CHOWBAY | 63. | MARTIN |
| 15. | DUFFY | 64. | US SFE ASSET COMPANY 1 LLC |
| 16. | WARD | 65. | PAFFORD |
| 17. | MARTIN | 66. | AMF LIVING TRUST |
| 18. | LATHAM | 67. | MEADOR |
| 19. | BURTON | 68. | BATES |
| 20. | JIMENEZ | 69. | CURTIS |
| 21. | HESTER | 70. | ENG REVOCABLE TRUST |
| 22. | WALKER | 71. | IMPERIAL |
| 23. | WOODLEY | 72. | BENNETT |
| 24. | BYRD | 73. | MACKECHINE |
| 25. | COURTNEY | 74. | MEWBORN |
| 26. | ROUSSEAU | 75. | JAYNE |
| 27. | BRITTON | 76. | HOWARD |
| 28. | ANDERSON | 77. | GRAY |
| 29. | BUCHHEIT | 78. | WALKER |
| 30. | HOMW SFR BORROWER LLC | 79. | CLARK |
| 31. | WALDRUP | 80. | ORR |
| 32. | MCCLANAHAN | 81. | NORRIS |
| 33. | BRYANT | 82. | BOWLING |
| 34. | JONAKIN | 83. | BROWER |
| 35. | FASMAN | 84. | YOUNG |
| 36. | BOWMAN | 85. | CROWDER |
| 37. | PARKS | 86. | WOOD |
| 38. | HARDIN | 87. | GRANDBERRY |
| 39. | PARKER | 88. | HART |
| 40. | FKH SFR PROPCO D L P | 89. | HIGDON |
| 41. | JONAKIN | 90. | COCHRAN |
| 42. | PRUITT | 91. | COBLENTZ |
| 43. | WHITAKER | 92. | WILLIAMS |
| 44. | VU | 93. | TEAMER |
| 45. | HUNT | 94. | TURNER |
| 46. | BURNS | 95. | BELOTE |
| 47. | BOLDEN | 96. | BUSSEY |
| 48. | JONES | 97. | PINKSTON |
| 49. | YANCEY | 98. | KING |

**PLANNED DEVELOPMENT APPLICATION
0 BARTLETT BOULEVARD
PRIOLA PROPERTY
BARTLETT, TENNESSEE**

PREPARED BY THE BRAY FIRM

LAND DEVELOPMENT SERVICES
2950 STAGE PLAZA NORTH
BARTLETT, TENNESSEE
OCTOBER 3, 2024

TELEPHONE 901-383-8668
E-MAIL dgbray@comcast.net
SCALE 1"=400'

99.	POORE	148.	EMISON
100.	GESWEIN	149.	HILL
101.	HILL	150.	COUNTRY
102.	DUNLAP	151.	BRIDGES
103.	CLARK	152.	LAWSON INVESTMENT LLC
104.	BURK	153.	OVERLY
105.	DANIEL	154.	NORRIS
106.	BOWLAN	155.	ROSE
107.	TROTT	156.	HERTTER
108.	HEINRICH	157.	PARR
109.	MOSLEY	158.	FISHER
110.	RHODES	159.	SCOTT
111.	GILLIAM	160.	WILMOTH
112.	SHEFFEILD	161.	RAIFORD
113.	CAMPOS	162.	WU
114.	ROTZOLL	163.	HICKS
115.	HARRISON	164.	MESSINGER
116.	SMITH	165.	HOME SFR BORROWER LLC
117.	FKH SFR LLP	166.	JONES
118.	GEORGE & JUDY HANNAH TRUST	167.	JOBIN 22 LLC
119.	JOYNER	168.	YAMASA CO LDT
120.	KLOAP	169.	WRIGHT
121.	KRUG	170.	WEST
122.	WYATT	171.	RIGGS
123.	STEWART	172.	STEINBRECHER
124.	SMITH	173.	TARTERA
125.	GUESS	174.	SUTTON
126.	WRIGHT	175.	BREWER
127.	MCCOWN	176.	JONES
128.	BOYD	177.	CARPENTER
129.	GREGORY	178.	KARRER
130.	BELL	179.	SUTTON
131.	VALLON	180.	RUSS
132.	WILLIAMS	181.	CITY OF BARTLETT
133.	SNYDER	182.	CITY OF BARTLETT
134.	GRASSETTE	183.	GRISHAM
135.	BELSHAN	184.	SCOTT
136.	HEARN	185.	LEWIS
137.	MILAM	186.	QUISENBERRY
138.	BRASHER	187.	SNYDER
139.	BIGGS	188.	MARKHAM
140.	HURST	189.	SHIDLER
141.	VANVOORHIS	190.	ANDERSON
142.	COLLINS	191.	LINDLEY
143.	STANDRIDGE	192.	MOMENT
144.	LLYOD	193.	VALLATINI
145.	TUCKER	194.	GOWER
146.	TUCKER	195.	ROOK
147.	MOORE	196.	PEARSON

**PLANNED DEVELOPMENT APPLICATION
0 BARTLETT BOULEVARD
PRIOLA PROPERTY
BARTLETT, TENNESSEE**

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LAND DEVELOPMENT SERVICES
2950 STAGE PLAZA NORTH
BARTLETT, TENNESSEE
OCTOBER 3, 2024

TELEPHONE 901-383-8668
E-MAIL dgbray@comcast.net

- 197. CAMPBELL
- 198. WALLACE
- 199. SWENSEN
- 200. ROWELL
- 201. MARTIN
- 202. JONES
- 203. SAYLOR
- 204. COLLINS
- 205. DAVIS
- 206. JACKSON
- 207. LESTER
- 208. BOGUE
- 209. EVANS
- 210. RATZLAFF
- 211. MYERS
- 212. ALEXANDER
- 213. CENTRAL NORTH CHURCH
- 214. CENTRAL NORTH CHURCH
- 215. YOUNG
- 216. McNATT
- 217. McNATT
- 218. MAHR
- 219. BARTLETT PLACE TOWNHOMES HOME-OWNERS ASSOCIATION
- 220. VALENTI DEVELOPMENT GROUP

**PLANNED DEVELOPMENT APPLICATION
0 BARTLETT BOULEVARD
PRIOLA PROPERTY
BARTLETT, TENNESSEE**

PREPARED BY THE BRAY FIRM

LAND DEVELOPMENT SERVICES
2950 STAGE PLAZA NORTH
BARTLETT, TENNESSEE
OCTOBER 3, 2024

TELEPHONE 901-383-8668
E-MAIL dgbray@comcast.net

Planning Commission Planned Development Checklist

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

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

_____ Buffer planting areas.

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

Vicinity Map

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

Property Owners

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

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

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

Dolphin Construction, Inc.
5190 Woods Landing Drive
Memphis, TN 38125

The Bray Firm
2950 Stage Plaza North
Bartlett, TN 38134

Applicant

Engineer

Owner

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

Zane & Sherry Deskins
3332 Bartlett Blvd
Memphis, TN 38134

Matthew & Jessica Usher
6104 Lessa Ln
Bartlett, TN 38134

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

Amber Lewis
6088 Lessa Ln
Memphis, TN 38134

Norman & Roma Potts
6082 Lessa Ln
Memphis, TN 38134

L & L Home Solutions
3369 Acree St
Bartlett, TN 38134

Chad Brown
3361 Acree St
Bartlett, TN 38134

Michael Skorich
3351 Acree St
Memphis, TN 38134

William & Shelby Eldridge
3343 Acree St
Memphis, TN 38134

Robert & Lindsay Wise
3335 Acree St
Bartlett, TN 38134

Aaron & Lacey Wise
3325 Acree St
Bartlett, TN 38134

Kevin & Louise Cranford
3317 Acree St
Memphis, TN 38134

Dalton Ellenbecker
3316 Acree St
Bartlett, TN 38134co

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

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

Kelbert & Rebecca Fagan
3336 Acree St
Bartlett, TN 38134

Carol Fly
3344 Acree St
Bartlett, TN 38134

Antonia Smith
3352 Acree St
Bartlett, TN 38134

Larry & Eunice Simmons
6091 Lessa Ln
Memphis, TN 38134

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

Christopher & Nicole Humphery
3349 Dabler Pl
Bartlett, TN 38134

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

Bryce Laine
3335 Dabler Pl
Bartlett, Tn 38134

Charles & Nancy Darling
3327 Dabler Pl
Memphis, TN 38134

John & Sara Casey
3321 Dabler Pl
Memphis, Tn 38134

Savy Chowbay, Walter Gosein & Purnima
Pachi
3328 Dabler Pl
Bartlett, TN 38134

Sandhya Naik Revocable Living Trust &
Savy Chowbey Revocable Living Trust
3322 Dabler Pl
Bartlett, TN 38134

William Duffy
6117 Shelly Lyn Dr
Memphis, TN 38134

Keith & Qwanesha Ward
6129 Shelly Lyn Dr
Bartlett, TN 38134

Charles & Wanda Martin
3335 Venson Dr
Memphis, TN 38134

Jason Latham
3315 Venson Dr
Memphis, TN 38134

Jessica Burton
3321 Venson Dr
Bartlett, TN 38134

Feliciano Jimenez & Eloisa Medina
3317 Venson Dr
Bartlett, TN 38134

Jason & Jennifer Hester
3297 Venson Dr
Bartlett, TN 38134

Sylvester & Salome Walker
6138 Ainsworth St
Bartlett, TN 38134

Christopher & Rachell Woodley
6132 Ainsworth St
Bartlett, Tn 38134

Kathryn Byrd
6126 Ainsworth
St
Bartlett, Tn 38134

COURTNEY FAMIGLIETTI TRUST
1890 Linbrook Dr
San Diego, CA 92111

Neal Rousseau
6110 Ainsworth St
Bartlett, TN 38134

Angela & David Britton
6102 Ainsworth St
Bartlett, TN 38134

Stephen Anderson
6094 Ainsworth St
Memphis, TN 38134

Roberta & Brian Buchheit
3306 Acree St
Memphis, TN 38134

Home SFR Borrower LLC
3505 Kroger Blvd
Ste 400
Duluth, GA 30096

Etherl Waldrup
6131 Ainsworth St
Memphis, TN 38134

Ashley Bryant
6111 Ainsworth St
Bartlett, TN 38134

Justin Jonakin
6103 Ainsworth St
Bartlett, TN 38135

David Fasman
445 5th Ave
Apt 21H
New York, NY 10016

Mark & Linda Bowman
6087 Ainsworth St
Memphis, TN 38134

Nancy Parks
6079 Ainsworth St
Memphis, TN 38134

Michael & Cindy Harding
6071 Ainsworth St
Memphis, TN 38134

Peggy Parker, Michael & Pamela Yates,
& Jordan Kutz
6063 Ainsworth St
Memphis, TN 38134

FKH SFR Propco D L P
1850 Parkway Pl
Ste 900
Marietta, GA 30067

Patricia Jonakin
6047 Ainsworth St
Bartlett, TN 38134

Toryanica Pruitt
6039 Ainsworth St
Bartlett, TN 38135

Jack Whitaker
5099 Old Summer Rd
Ste C
Memphis, TN 38134

Kevinhieu Vu & Sarah Blanc
3280 Decker St
Bartlett, TN 38134

Jason Hunt & Anna Tang
1622 Begen Ave
Mountain View, CA 94040

Matthew Burns
3534 Waterford Cv
Collierville, TN 38017

Dorothy Bolden
6064 Barkley Cv
Memphis, TN 38135

Robert & Wayne Jones
6068 Barkley Cv
Memphis, TN 38135

Debra & Justin Yancey
6076 Barkley Cv
Memphis, TN 38134

Anthony & Suzi Johnson
6084 Barjley Cv
Memphis, TN 38134

Cheryl Tiscia
6092 Barkley Cv
Memphis, TN 38134

Eleanor Barrett & James & Debra
Hutting
6100 Barkley Cv
Memphis, TN 38134

Richard & Lisa Pugh
6108 Barkley Cv
Memphis, TN 38134

Jennifer & Scott Combs
6114 Barkley Cv
Bartlett, TN 38134

Dawn & James Mullins
6120 Barkley Cv
Bartlett, TN 38135

Charles Hasty
3277 Venson Dr
Bartlett, TN 38134

Bradley & Meghan Belluomini
3258 Decker St
Memphis, TN 38134

James Kellum
6037 Williams Cv
Memphis, TN 38134

Co LDT Yamasa
PO Box 4090
Scottsdale, AZ 85216

David & Cynthia Winek
6065 Barkley Cv
Memphis, TN 38135

Joel & Mildred Gildart
6069 Barkley Cv
Memphis, TN 38134

Danny Wong
6077 Barkley Cv
Memphis, TN 38134

Spencer Marise
2680 Bending Elm Dr
Memphis, TN 38134

Taylor Martin & Patricia Mashburn
6093 Barkley Cv
Bartlett, Tn 38134

US SFE Company 1 LLC
8300 N Mopac Expy
Ste 200
Austin, TX 78759

Christine Pafford
3259 Decker St
Bartlett, TN 38134

AMF Living Trust
3281 Decker St
Bartlett, TN 38134

Gary & Joann Meador
3289 Decker St
Memphis, TN 38134

Bates Family Trust
3297 Decker St
Bartlett, TN 38135

Kendall & Leticia Curtis
3303 Decker St
Bartlett, TN 38134

ENG Revocable Trust
6022 Ainsworth St
Memphis, TN 38134

Imperial Security Service INC
2555 Poplar Ave
Memphis, TN 38112

Jerry & Theresa Bennett
6038 Ainsworth St
Bartlett, TN 38134

Joan Mackechnie
6046 Ainsworth St
Memphis, TN 38134

Brenda Mewborn Trust
6054 Ainsworth St
Memphis, TN 38134

Paul & Cindy Jayne
6062 Ainsworth St
Memphis, TN 38134

Joseph & Devon Howard
6070 Ainsworth St
Bartlett, TN 38134

Michael Gray
6118 Shelly Lyn Dr
Memphis, TN 38134

James Walker
3360 Dabler Pl
Bartlett, TN 38134

Zachary Clark & Katelyn Christian
3370 Dabler Pl
Bartlett, TN 38134

Sarah Orr
3378 Dabler Pl
Bartlett, TN 38134

Shirley Norris
3375 Venson Dr
Memphis, TN 38134

Dale & Lisa Bowling
3363 Venson Dr
Bartlett, TN 38134

John & Denna Brower
3355 Venson Dr
Memphis, TN 38134

Julie & Michael Young
6130 Shelly Lyn Dr
Memphis, TN 38134

James & Carol Crowder
3345 Venson Dr
Memphis, TN 38134

Howard & Cynthia Wood
3374 Venson Dr
Memphis, TN 38135

Clarence & Brenda Grandberry
3364 Venson Dr
Memphis, TN 38134

Eugene & Karen Hart
3356 Venson Dr
Memphis, TN 38135

Bobbie Higdon
3348 Venson Dr
Bartlett, TN 38134

Charles & Dixie Cochran
3332 Venson Dr
Memphis, TN 38134

Terry & Patricia Coblenz
405 Elm St
Barnesville, GA 30204

Ciara Williams
3316 Venson Dr
Memphis, TN 38134

Gene & Anita Teamer
3487 Flintlock Dr
Bartlett, TN 38134

Justin & Kathryn Turner
3479 Flintlock Dr
Bartlett, TN 38134

Stephen & Johnnie Belote
3471 Flintlock Dr
Memphis, TN 38134

Nicholas Bussey
3463 Flintlock Dr
Bartlett, TN 38135

James Pinkston
3453 Flintlock Dr
Bartlett, TN 38134

David & Victoria King
3443 Flintlock Dr
Memphis, TN 38134

Robert Poore & Jessica Luna-Vega
3433 Flintlock Dr
Memphis, TN 38134

Philip Diane Geswein
3423 Flintlock Dr
Memphis, TN 38134

Joseph & Belinda Hill
3417 Flintlock Dr
Bartlett, TN 38134

Timothy & Lisa Dunlap
6023 Kevin Dr
Memphis, TN 38135

Phillip & Donna Clark
6033 Kevin Dr
Memphis, TN 38134

Steven & Gloria Burk
6041 Kevin Dr
Memphis, TN 38134

Allen & Myrna Daniel
6051 Kevin Dr
Memphis, TN 38135

Jonathan & Connie Bowlad
6069 Kevin Dr
Memphis, TN 38135

Joann Trott
6081 Kevin Dr
Memphis, TN 38135

Carl & Mary Heinrick
6091 Kevin Dr
Memphis, TN 38135

Brendan Mosely
6099 Kevin Dr
Memphis, TN 38135

Michale & Karen Rhodes
6109 Kevin Dr
Memphis, TN 38135

Zachary & Abigale Gilliam
6119 Kevin Dr
Memphis, TN 38135

Vivkie Sheffield
6129 Kevin Dr
Bartlett, TN 38135

Javier Campos
6139 Kevin Dr
Memphis, TN 38135

Anthony & Maureen Rotzoll
6147 Kevin Dr
Memphis, TN 38135

John & Justis Harrison
6157 Kevin Dr
Memphis, TN 38135

Desha & Michael Smith
3410 Josee Ln
Memphis, TN 38135

FKH SFR LLC
1850 Parkway Pl
Ste 900
Marietta, GA 30067

George & Judy Hannah Revocable Living
Trust
3428 Josee Ln
Bartlett, TN 38135

Douglas & Lisa Joyner
3476 Josee Ln
Bartlett, TN 38135

Jaron & Kathryn Kloap
6019 Bartley Rdg
Bartlett, TN 38135

Laurence Krug
3474 Flintlock Dr
Memphis, TN 38135

Michael & Dorothy Wyatt
3470 Flintlock Dr
Memphis, TN 38135

William & Nancy Stewart
3462 Flintlock Dr
Memphis, TN 38135

Gary & Terri Smith
3452 Flintlock Dr
Memphis, TN 38135

Ricky & Cynthia Guess Revocable Trust
3442 Flintlock Dr
Memphis, TN 38135

Jason Wright
1059 Sterling Point Pl
Gulf Breeze, FL 32563

Cameron & Robin Mccown
6034 Kevin Dr
Memphis, TN 38135

Mario Boyd
6042 Kevin Dr
Memphis, TN 38135

Donald & Carol Gregory
3423 Countryhill Dr
Memphis, TN 38135

Marcus Bell
3422 Countryhill Dr
Bartlett, TN 38135

Sandra & Richard Vallon
3421 Jenny Ln
Memphis, TN 38135

Linda Williams
3422 Jenny Ln
Memphis, TN 38135

Jeffrey & Cynthia Snyder
6110 Kevin Dr
Bartlett, TN 38135

Bradley & Abbie Grassette
6120 Kevin Dr
Memphis, TN 38135

Billie & John Belshan
6130 Kevin Dr
Memphis, TN 38135

Farmer & Robbie Hearn
4600 Hauaala Rd
Kapaa, HI 96746

Heather & Justin Milam
3419 Josee Ln
Bartlett, TN 38135

JC Brasher
3429 Josee Ln
Bartlett, TN 38135

Matthew & Stefanie Biggs
3437 Josee Ln
Bartlett, TN 38135

TOMMY & JESSICA HURST
3447 Josee Ln
Memphis, TN 38135

Randall & Kelley Vanvoorhis
3457 Josee Ln
Memphis, TN 38135

Patricia Collins
6027 Barkley Rdg
Memphis, TN 38135

HAROLD & PATTY STANDRIDGE
6048 Countryhill Cv
Memphis, TN 38135

Ronald & Carolyn Lloyd
6044 Countryhill Ln
Memphis, TN 38135

Daniel & Anna Tucker
6047 Countryhill Cv
Bartlett, TN 38135

Courtney & Jeremy Tucker
3461 Countryhill Dr
Bartlett, TN 38135

Brian Moore
3449 Countryhill Dr
Bartlett, TN 38135

Sheri, Noah, & Victoria Eminson
3441 Countryhill Dr
Memphis, TN 38134

Andrew & Ainsley Hill
3431 Countryhill Dr
Bartlett, TN 38135

COUNTRY HILL LLC
9670 Memphis Arlington R
Arlington, TN 38002

Jeremy & Cierra Bridges
3431 Jenny Ln
Bartlett, TN 38135

Lawson Investment LLC
275 S Walnut Bend Rd
Ste 100
Cordova, TN 38018

Jonathan & Samantha Overly
3444 Christy Ln
Bartlett, TN 38135

Stephanie Norris & Ian Walsh
3448 Christy Ln
Bartlett, TN 38135

Darryl & Constance Rose
3452 Christy Ln
Memphis, TN 38135

Ryan & Amy Hertter
4700 Wild Fern Dr
Bartlett, TN 38135

Rose Parr
3460 Christy Ln
Memphis, TN 38135

Justin Fisher & Margery Strickland
3464 Christy Ln
Bartlett, Tn 38135

Boswell Scott
3487 Countryhill Dr
Bartlett, TN 38135

Arnold Wilmoth
6054 Countryhill Cv
Memphis, TN 38135

Kenneth & Kristi Raiford
3490 Countryhill Dr
Memphis, TN 38135

Ming-Lun & Xiao Wu
3482 countryhill Dr
Memphis, TN 38135

Jacqueline Hicks & Henry Johnson
3474 Countryhill Dr
Memphis, TN 38135

Michael & Belinda Messinger
3466 Countryhill Dr
Bartlett, TN 38135

Eli & April Jones
3448 Country Hill Dr
Bartlett, Tn 38135

Jobin 22 LLC
3500 S Dupont Hwy
Dover, De 19901

Yamasa CO LTD
Po Box 4090
Scottsdale, AZ 85261

Arron & Annette Wright
3477 Jenny Ln
Bartlett, TN 38135

Daniel & Jennifer West
3469 Jenny Ln
Bartlett, TN 38135

Donald & Christina Riggs
3459 Jenny Ln
Bartlett, TN 38135

James & Kathryn Steinbrecher
3449 Jenny Ln
Memphis, TN 38134

Alex & Beverly Tartera
3439 Jenny Ln
Memphis, Tn 38135

Nancy Sutton & Debra Forrester
3478 Jenny Ln
Bartlett, TN 38135

Billy Brewer
3470 Jenny Ln
Bartlett, TN 38135

Gene Jones
3460 Jenny Ln
Memphis, Tn 38135

Vernon & Barbara Carpenter
4090 Mimosa Hill Ln
Bartlett, TN 38134

Lori & Matthew Karrer
3457 Christy Ln
Memphis, TN 38135

Travis Sutton
3463 Christy Ln
Memphis, TN 38135

Brenda Russ
3471 Christy Ln
Memphis, TN 38135

William Fowler
3481 Christy Ln
Bartlett, TN 38135

City of Bartlett
6400 Stage Rd
Memphis, TN 38135

Donna Grisham
5932 Pamela Ann Dr
Memphis, TN 38135

Darrell & Imelda Scott
5950 Pamela Ann Dr
Memphis, TN 38135

Jennifer & Jerome Lewis
5960 Pamela Ann Dr
Bartlett, TN 38135

Stokes & Susan Quisenberry Living Trust
5970 Pamela Ann Dr
Memphis, TN 38135

Ruth & Benton Snyder
5980 Pamela Ann Dr
Memphis, TN 38135

Preace & Linda Markham
3452 Pamela Ann Dr
Memphis, TN 38135

Laura & Daniel Shidler
3444 Pamela Ann Dr
Memphis, TN 38135

Pamela Anderson
3434 Pamela Ann Dr
Memphis, TN 38135

Christina Lindley
3426 Pamela Ann
Bartlett, TN 38135

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

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

Gavin Gower
5975 Pamela Ann Dr
Memphis, TN 38135

Wendy Rook
5965 Pamela Ann Dr
Bartlett, TN 38135

Jerry Pearson
5959 Pamela Ann Dr
Bartlett, TN 38135

Marsh & Gwendolyn Campbell
5949 Pamela Ann Dr
Memphis, TN 38135

Harris & Ann Wallace
5939 Pamela Ann Dr
Memphis, TN 38135

Andrew & Sarah Swensen
5929 Pamela Ann Dr
Bartlett, TN 38135

Thomas & Cynthia Rowell
5919 Pamela Ann Dr
Memphis, TN 38135

Deborah Martin
5937 Pamela Ann Dr
Memphis, TN 38135

Korey & Rita Jones
5943 Pamela Ann
Bartlett, TN 38135

Charles Saylor Trust
5953 Pamela Ann Dr
Bartlett, TN 38135

Willie Collins
5963 Pamela Ann Dr
Memphis, TN 38135

Larry & Rita Davis Revocable Living
Trust
3441 Pamela Ann Dr
Memphis, TN 38135

Martin Lester
5924 Pamela Ann Dr
Memphis, TN 38135

James Bouge
5934 Pamela Ann Dr
Memphis, TN 38135

Celestine Evans
5944 Pamela Ann Dr
Bartlett, TN 38135

Jed & Kenya Ratzlaff
5954 S Pamela Ann Dr
Bartlett, TN 38135

Patrick & Shirley Myers
5964 Pamela Ann Dr
Bartlett, TN 38135

Pamela Alexander
3429 Pamela Ann Dr
Memphis, TN 38135

Stephen Jackson & Frances Coffey
5914 Pamela Ann Dr
Memphis, TN 38135

Central North Church
5955 Yale Rd
Memphis, TN 38135

Larry & Teresa Young
3353 Bartlett Blvd
Bartlett, TN 38135

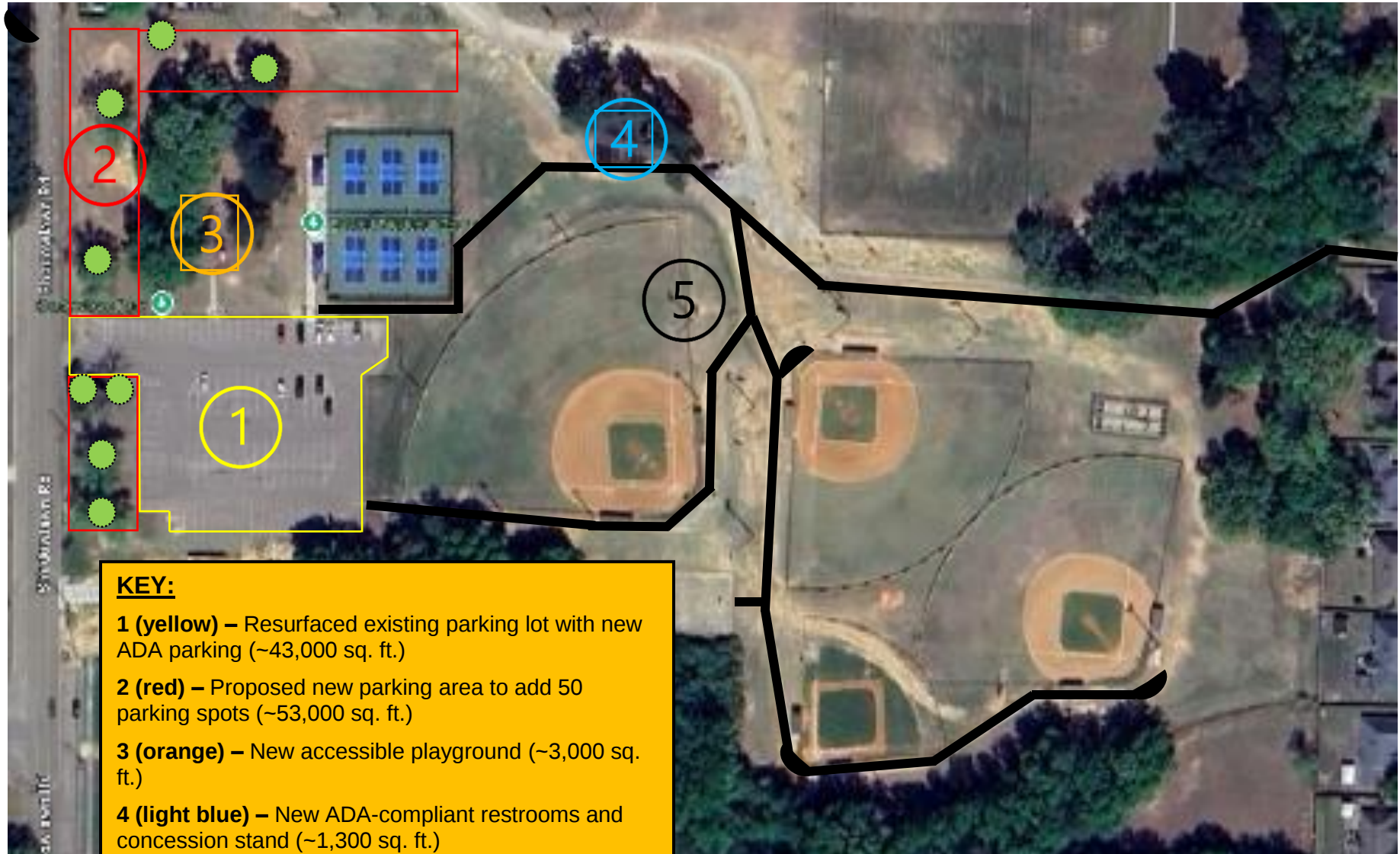
Jesse & Donna McNatt
3343 Bartlett Blvd
Memphis, TN 38135

Frederick & Jacquelyn Mahr
3323 Bartlett Blvd
Memphis, TN 38135

Bartlett Place Townhomes Home-
Owners Association
3301 Neil Dr
Memphis, TN 38135

Valenti Development Group
2015 Stonegate
TRL 101
Vestavia Hill, AL 35242

Shadowlawn Park Enhancements Preliminary Site Plan



KEY:

1 (yellow) – Resurfaced existing parking lot with new ADA parking (~43,000 sq. ft.)

2 (red) – Proposed new parking area to add 50 parking spots (~53,000 sq. ft.)

3 (orange) – New accessible playground (~3,000 sq. ft.)

4 (light blue) – New ADA-compliant restrooms and concession stand (~1,300 sq. ft.)

5 (black) – New ADA-compliant walking paths (~2,300 linear feet x 6-feet wide)

Green circles – proposed trees > 5" in diameter at chest level to be removed for new parking (8 total)

Melissa McAfee

From: Kevin Quinn
Sent: Sunday, August 18, 2024 9:09 PM
To: Melissa McAfee
Subject: Re: BHPC

Follow Up Flag: Follow up
Flag Status: Flagged

Tatum – Peterson

The northwest corner of what is now Sycamore View and Woodlawn was the original site of the Woodlawn Lodge 211 (Masonic) built in 1866. Woodlawn Street is named after the Lodge. In 1906, the Lodge moved to Raleigh due to dwindling membership and the building was sold to John W Tatum. He owned Tatum's Grocery on Stage Road, just to the east of Bartlett Baptist Church. Tatum moved his family (wife and 4 children) into the building. He served as a Bartlett Alderman, the years unknown. He died in 1928, and his widow and one child remained in the home.

A son, James Hood Tatum, the 2 sisters and a husband, razed the old lodge and built the current house. J H Tatum was Mayor of Bartlett 1930-1933. Mayor Tatum died in 1961 and is buried in Bartlett-Ellendale Cemetery.

Mayor Tatum's daughter Irma and son-in-law Hugh Peterson lived across Sycamore View in a house that no longer remains. After Mayor and Mrs Tatum passed, the Peterson's moved in to help care for a great aunt who had never married. Hugh died in 2000, and his wife died in 2010. Their daughter Debby Brown had moved in to care for her mother, and Debby continues to live in the house today.

Pruden - Millikin

Romulus Alpha Pruden was a distant relative of GM Bartlett and his family moved here from North Carolina in the 1840s to farm. Pruden fought as a Confederate in the Civil War. Pruden bought the lot from Bartlett and built the house circa 1869. It is noted as lot 8 in the original plat for the town of Bartlett (1872). Pruden died in 1871 at age 39. His widow and children continued to live there until the children left home and the widow Pruden sold it in 1890. Walter and Julia Smith bought it and moved their family in. The Smiths were the grandparents of W.J. Freeman. The home stayed in the Smith family until it was sold to Judge Freeman Marr in 1980. It was used as a rental home until being purchased by Robert and Dr Patricia Millikin in 2005. They began extensive restorations on the house, but Mr. Millikin died in 2006 from leukemia. Dr Millikin completed the restorations, then began a large addition to the house along with an attached garage building.

From: Melissa McAfee <mmcafee@cityofbartlett.org>
Sent: Friday, August 16, 2024 10:24 AM
To: Kevin Quinn <kquinn@cityofbartlett.org>
Subject: RE: BHPC

No worries, thank you!