



City of Bartlett

David Parsons, Mayor

**Municipal Planning Commission
AGENDA
Monday, October 6, 2025 — 6:30 p.m.
Bartlett City Hall Assembly Chamber**

Opening Prayer

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

Minutes of the Tuesday, September 2, 2025 Meeting

NEW BUSINESS

Public Hearing

Rezoning

1. 5866 Ivanhoe Road, Rezoning from "RS-10" Residential Single Family to "CG" General Business, 5866 Ivanhoe Road. (Roy Lamica, EFI Global)

Master Plan

2. Ellendale Methodist Church Subdivision, 7229 Centralia Road, (Wesley Wooldridge, Renaissance Group)

Final Plan

3. The Sanctuary Subdivision Phase I, 3465 Kirby Whitten Parkway, (Keith Grant, BlueSky Communities, Inc.)
4. Stelling Planned Development, 4558 Billy Maher Road (David Bray, The Bray Firm)

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, October 6, 2025 - 6:30 P.M.

Bartlett City Hall Assembly Chamber

Staff Comments

NEW BUSINESS

Public Hearing

Rezoning

1. 5866 Ivanhoe Road, Rezoning from "RS-10" Residential Single Family to "CG" General Business, 5866 Ivanhoe Road. (Roy Lamica, EFI Global)

INTRODUCTION: Mr. Roy Lamica with EFI Global is requesting Planning Commission approval of a favorable recommendation to rezone 3.426 acres of land from the "RS-10" Single Family Residential Zoning District to "C-G" General Business Zoning District. The subject property is located at 5866 Ivanhoe Road on the northeast corner of the intersection of Bartlett Boulevard at Ivanhoe Road.

BACKGROUND: The subject property is currently a vacant lot of record that was created by deed only, and it is not included within the adjacent residential subdivisions/plats. The properties that surround the proposed rezoning change consist of: "C-G" General Business Commercial to the north, "RS-10" Residential to the south, "RS-10" Residential to the east, and "C-G" General Business Commercial and "POS" Public Open Space to the west. The surrounding uses include: single family residential, restaurants, multi-tenant retail, and WJ Freeman Park.

DISCUSSION: The specific request by the applicant is for approval of a favorable recommendation to rezone 3.426 acres of land from "RS-10" Single Family Residential Zoning District to "C-G" General Business Zoning District. The applicant believes this parcel is difficult to develop as residential due to low lying elevation and the requirement for new sidewalks as a corner lot. The applicant states within their application that since the subject property is on the border between existing commercial and residential zonings, the proposed rezoning would provide a good transition between the uses. The proposed conceptual site plan shows a 2,400 sq.ft. restaurant and an 8,000 sq.ft. multi-tenant building consisting of retail and restaurant use. The applicant will limit the number of "C-G" uses permitted and address the required screening/buffering requirements on the forthcoming Site Plan submittals should the proposed rezoning be approved.

Recommendation: Favorable recommendation to the Board of Mayor and Aldermen for 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.
- 5) Finished Floor elevations shall be set to 18" above the 100 yr floodplain.
- 6) Fire protection must be approved by the City of Bartlett Fire Marshall.
- 7) Correct all markups.

Utility Plan:

- 8) The existing sewer located on site is a Memphis sewer line, developer shall contact Memphis to get approval for connection.
- 9) A sewer cleanout shall be placed at the edge of the sewer easement to differentiate public from private.
- 10) The sewer line from the SMH to the cleanout must be SDR26.
- 11) 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.
- 12) Water main extensions may be required to achieve Commercial Fire Flow.
- 13) Water main extension and fire hydrant are public and must follow City of Bartlett standards.
- 14) Water meters should be set just behind the curb.

Traffic Plan:

- 15) A sight triangle study for the Bartlett Blvd driveway is required to determine safety of turns due to the curve south of the driveway, as well as appropriate landscaping.
- 16) The driveway apron shall be placed further away from the Ivanhoe intersection.
- 17) The landscape along Bartlett Blvd and Ivanhoe shall be short and/or completely out of the sight triangle.
- 18) A sight triangle study for the Ivanhoe driveway is required to determine safety of turns due to curve, hill, and appropriate landscape buffer east of Ivanhoe driveway.

19) A traffic control plan shall be submitted for construction.

Planning Comments:

1. The recommendation given by staff is more of a statement that should the Planning Commission approve this motion, then the City will need these conditions met to move forward with developing the subject property.

Planning Conditions:

1. The applicant must obtain Site Plan approval from the Planning Commission and Design Review Commission.
2. The owner/applicant shall identify all utilities on site by contacting Tennessee One Call at 811 before commencing any site work.
3. The applicant and/or property owners shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.
4. The applicant and/or property owners 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.

Master Plan

2. Ellendale United Methodist Church Subdivision, 7229 Centralia Road, (Wesley Wooldridge, Renaissance Group)

INTRODUCTION: Mr. Wesley Wooldridge with Renaissance Group is requesting Planning Commission Approval of a Master Plan for the Ellendale United Methodist Church Subdivision. The subject property is located at 7229 Centralia Road. The subject property is zoned "RS-12" Single Family Residential.

BACKGROUND: The 5.71-acre lot is the current site of Ellendale United Methodist Church. The site consists of a primary church building and three ancillary single family residential home structures. The church would like to subdivide and sell one of the ancillary single family residential home structures.

DISCUSSION: The specific request by the applicant is for Master Plan approval to subdivide 5.71 acres of land into a three lot subdivision. The lot sizes will range from 11,250 square feet to 5.10 acres. Access to the subdivision will be from the existing street frontages of Ethel Avenue, Centralia Road, and Fonta Avenue.

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 notes that no physical improvements are planned with the subdivision, therefore no construction shall take place based on these plans and any physical improvements shall require additional submittals.

Plat:

- 3) Records indicate that a sewer outfall is currently located between proposed Lot 1 and Lot 2. Developer's engineer shall confirm. If a sewer outfall exists across this lot a 20' sewer easement shall be shown. If the existing home on Lot 2 is encroaching on this easement it shall be noted that if it is ever demolished and rebuilt a new structure will not be allowed to encroach.
- 4) Developer's engineer shall show the existing sewer main and taps to ensure each lot is separately and appropriately serviced.
- 5) Developer's engineer shall show the existing water main and taps to ensure each lot is separately and appropriately serviced.

Planning Comments:

1. The applicant is proposing to subdivide in order to sell Lot 2 as identified on the proposed plat.
2. Once the application was submitted, staff noticed that Lot 3 was identified as a separate parcel from the primary church property by Parcel ID B0148 00998, so staff asked the applicant to add this lot as Lot 3 on the proposed plat.

Planning Conditions:

1. The applicant shall have the following three options to move forward with the proposed Lot 3: 1) Applicant could revise the deed of the primary church property to combine Lot 3 within Lot 1; 2) Applicant could revise Lot 3 to meet the minimum lot size of 12,000 sq.ft.; or 3) Applicant would need to obtain a variance from the Board of Zoning Appeals from the minimum lot size of 12,000 sq.ft. since the proposed lot is 11,250 sq.ft.
2. The applicant shall apply to the Planning Commission for the approval of the Construction Plan and the Final Plan to legally record this subdivision.
3. The applicant shall be present at the meetings in order to make decisions relative to any changes that may be suggested by the Planning Commission.

Final Plan

- 3. The Sanctuary Subdivision Phase I, 3465 Kirby Whitten Parkway, (Keith Grant, BlueSky Communities, Inc.)**

INTRODUCTION: Mr. Keith Grant with BlueSky Communities, Inc. is requesting Planning Commission approval of a Final Plan for the Sanctuary Subdivision Phase 1. The subject property is located at 3465 Kirby Whitten Pkwy. along the north side of Yale Road at Kirby Whitten Parkway. The subject property is zoned “RS-10” Single Family Residential Zoning District.

BACKGROUND: On September 2, 2025, the Planning Commission approved the 110-lot Master Plan and the Phase 1 Construction Plans for the Sanctuary Subdivision.

DISCUSSION: The specific request by the applicant is for Planning Commission approval of the Final Plan to subdivide 15.01 acres of land into 40 lots for Phase 1 of the Sanctuary Subdivision. The subdivision will be constructed in three phases with Common Open Space A, B, & C going in Phase 1. The proposed phasing of the development will be as follows:

Phase	Number of Lots
Phase 1	40
Phase 2	28
Phase 3	42

Lot sizes will range from 10,000 square feet to 26,752 square feet. Access to the Phase 1 site will be from an entrance from Yale Road. Additionally, the proposed development will have two storm-water detention ponds, three common open spaces and modified fence and landscape plates along the frontage of Yale Road and along the church property.

Recommendation: Approval with conditions.

Engineering Conditions

General:

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

5) Correct all markups.

Plat:

- 6) Areas reserved for detention shall be identified as non-buildable.
- 7) Subdivision monuments shall be shown in accordance with the subdivision regulation.
- 8) Lots 1, 33-35, and 40 shall be called out as no direct access allowed to Yale Road.
- 9) All lots shall have a 5' utility easement on all sides.
- 10) Water Easements shall be added after design is finalized by City of Bartlett Engineering.
- 11) Existing utilities that are to be demolished or abandoned shall have any previously recorded utility easements hatched and re-recorded as abandoned with the recording of this plat.

Planning Conditions:

1. The applicant shall extend the landscaping along the east property line so that it runs the full length of the parking lot.
2. The applicant shall include a fence detail for the subdivision fence along Yale Road.
3. The applicant will need to add a note to the plat to deny driveway access to Yale Road for lots 1, 40, 33, 34, 35.
4. The applicant shall identify the location for the Post Office required cluster box to the final plat.
5. The applicant shall revise the vicinity map to show correct street locations.
6. The applicant shall designate and show a 5-foot utility easement along all property lines.
7. The applicant shall indicate who owns and will maintain the grassy strip of property between Lot 78 and the Altruria Frontage on the final plan/plat.
8. The applicant shall apply to the Design Review Commission for the approval of subdivision fence materials, landscaping, cluster box, and any other common features.
9. The Sanctuary Subdivision is a regular subdivision and not a Planned Development, therefore a Homeowner's Association (HOA) is not required. However, the applicant has indicated to staff that an HOA will be responsible for all common features. A note shall be added to the Final Plat stating that the HOA is responsible to maintain all common amenities, landscaping, subdivision fence, subdivision sign, and other features.
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 must obtain subdivision Construction Plan and Final Plan approval for each phase of the development.

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

4. Stelling Planned Development, 4558 Billy Maher Road (David Bray, The Bray Firm)

INTRODUCTION: Mr. David Bray with The Bray Firm is requesting Planning Commission approval of a Final Plan for a Planned Development. The subject property is located at 4570 Billy Maher Road, and it is within the "RS-12" Single-Family Residential Zoning District.

BACKGROUND: On August 4, 2025, the Planning Commission approved the Construction Plan for the Stelling Planned Development. On November 26, 2024, the Board of Mayor and Alderman approved the Stelling Planned Development and Rezoning. The approved rezoning was from "RS-18" to "RS-12" single family residential zoning district. The approved planned residential development was 94 lots ranging from 8,125 square feet to 11,839 square feet acres. The approved 94 lots were compliant with the underlying 3.0 lots per acre required by the "RS-12" single family residential zoning district.

Discussion: The specific request by the applicant is for Planning Commission approval of a Final Plan to subdivide 31.51 acres of land into a 94-lot planned residential subdivision with 2 common open space lots. The lot sizes will range from 8,000 to 11,839 square feet. Storm water detention will be handled by a detention area on common open space B. Common open B space also features the cluster post office boxes and the greenbelt area. Access to the subdivision will be from Billy Maher 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) The developer's name must be consistent on the plat, approved construction plans, contract and performance bond.
- 3) 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.

- 4) A SWPPP and a TDEC permit may be required. A Notice of Intent (NOI) shall be submitted to TDEC with a copy provided to the City of Bartlett Engineering office.
- 5) An ARAP permit may be required. A Notice of Intent (NOI) shall be submitted to TDEC with a copy provided to the City of Bartlett Engineering office.
- 6) Correct all markups.

Plat

- 7) Subdivision monuments shall be shown in accordance with the subdivision regulation.
- 8) Need to show the stream buffer and label as non-buildable greenbelt. Stream Buffer/Greenbelt shall be dedicated to City of Bartlett Parks Department.
- 9) A sewer easement needs to be added across the COS.
- 10) The sewer easement between Lots 36 and 37 will need to be widened to accommodate sewer depth.
- 11) Drainage easements need to be added across the greenbelt and COS.
- 12) Lots 1, 2, 3, 4, 58, 59 & 94 are to have no direct driveway access onto Billy Maher Rd. This note shall be added to the plat.
- 13) All lots shall have a 5' utility easement on all sides.
- 14) Water Easements shall be added after design is finalized by City of Bartlett Engineering.
- 15) A note that COS A&B are to be owned and maintained by the HOA shall be added to all sheets.
- 16) The detention basin in COS B needs to be shown as "NON-BUILDABLE RESERVED FOR STORMWATER DETENTION."
- 17) Minimum floor elevations may be required for some lots.
- 18) A sidewalk chart is required. Wheelchair ramps on all corners.

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 put fence and landscape plate along the north property line.
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. 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:

- 8,000-square feet minimum lot size
 - 65-feet minimum lot width at the front building setback line.
6. The applicant will need to add a note to the plat to deny driveway access to Billy Maher for Lots 1, 2, 3, 4, 58, 59, and 94.
 7. 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.
 8. Ownership and maintenance responsibilities of Common Open Space B shall be listed on the Plat.
 9. The applicant shall attach the homeowner's association bylaws instrument number and the covenants and restrictions instrument number to the final plat.
 10. The applicant shall obtain Design and Review Commission approval for the common open space amenities and subdivision signage.
 11. 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 Rezoning

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

Requested Zoning C-G General Business

Property Address 5866 Ivanhoe Road

Present Zoning RS-10

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

Company Name _____ Fax _____

Address 3640 Summerdale Road Apt 204 Bartlett, TN 38133

Architect Contact _____ Phone _____

Company Name _____ Fax _____

Address _____

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

Company Name EFI Global Fax _____

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

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

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

RL Attach a checked-off “**Rezoning Checklist**” and all items required therein.

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

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

RL Provide an electronic PDF file of the plans. Note that an updated electronic file is required when plans are revised. The electronic file shall be labeled with the project name and accurately dated.

RL Include a fee with this application (check payable to the City of Bartlett) of \$1,000 for five (5) acres or less, plus \$100 per acre (after the first five) to a maximum of \$3,000.00. **The fee is not refundable.**

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

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

Rezoning Checklist

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

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

Vicinity Map

- X Vicinity map, drawn to a convenient scale, showing the subject property and all parcels within a 1,000-foot radius. Every parcel shall indicate owner's name and the streets, roads or alleys that each parcel fronts upon.

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

Property Owners

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

Sign to be Erected

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

The sign shall clearly state

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

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

Re-application

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

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

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



July 7, 2025

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

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

Dear Planning Staff:

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

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

Sincerely,

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

Roy D. Lamica, P.E.
EFI Global

C-G General Business uses not allowed.

Lodge, Club, Country Club

Museum

Parks/Recreation

Amusements, Commercial Indoor

Discount Store

Payday Loan Business

Hotel or Motel

Planned Industrial Development

Repair, General

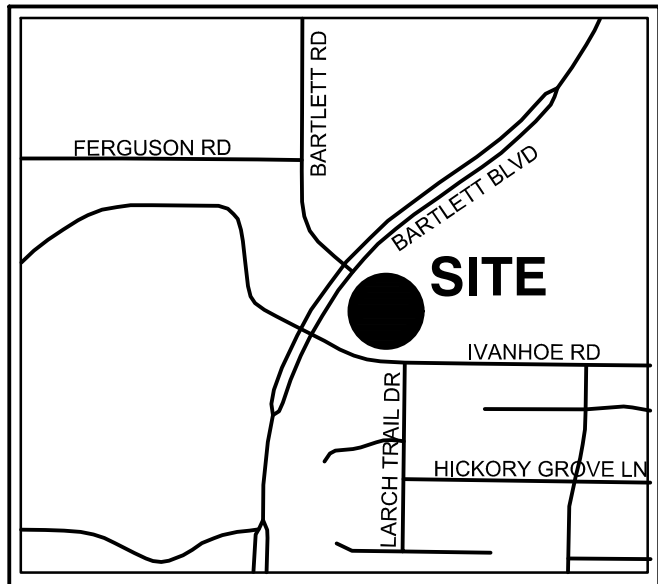
Utility Substation

Commercial Satellite TV Dish

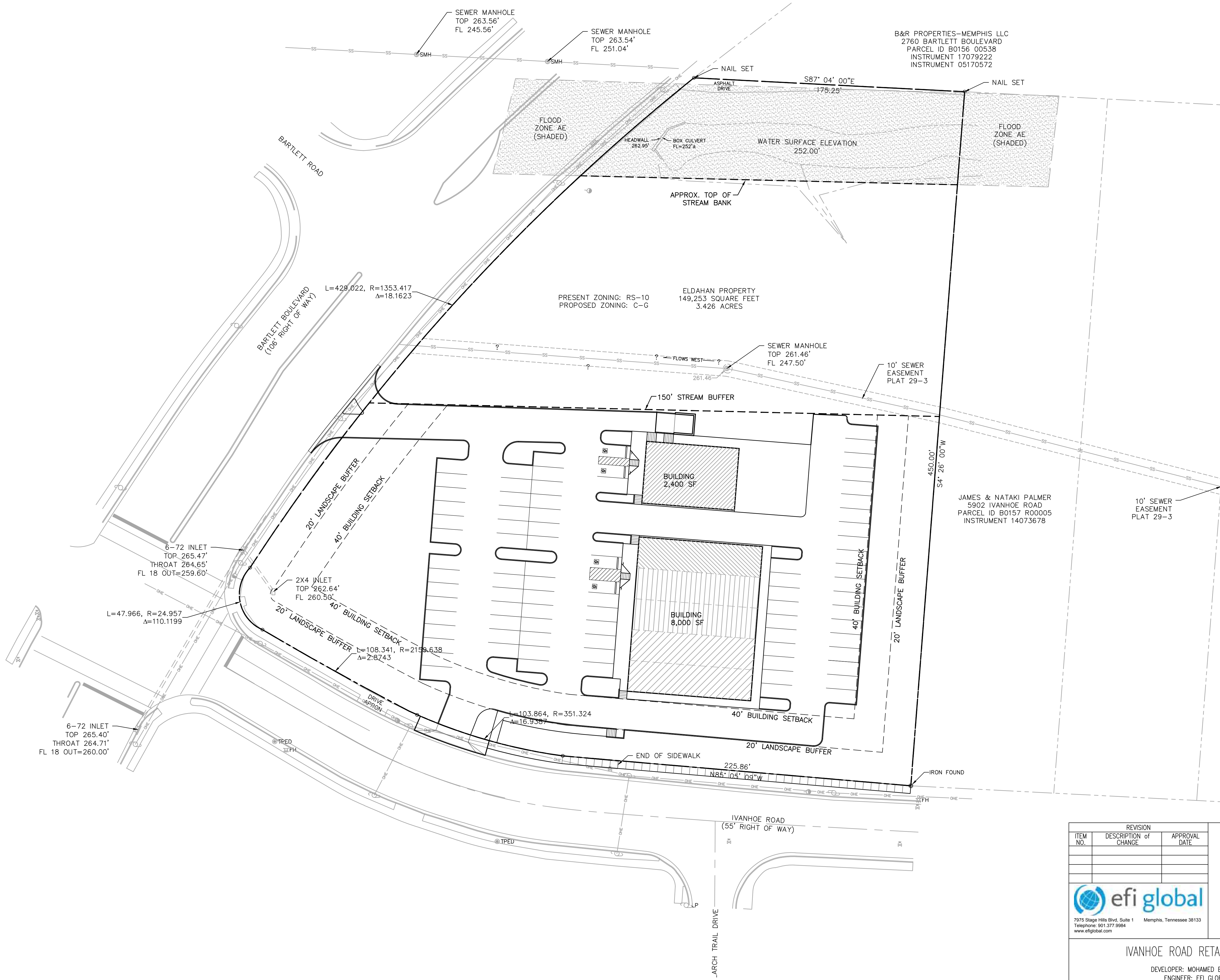




Residential Style



VICINITY MAP
(N.T.S.)



PROPERTY DESCRIPTION-5866 IVANHOE

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

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

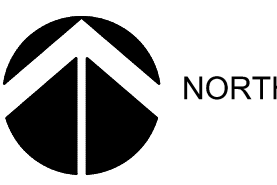
THENCE WITH NORTH MARGIN OF IVANHOE ROAD THE FOLLOWING CALLS:

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

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

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

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



THIS IS TO CERTIFY THAT THIS PROPERTY (THE SUBJECT PROPERTY SURVEYED) IS NOT WITHIN THE LIMITS OF A DESIGNATED 'SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD'. THE SUBJECT PROPERTY, BY GRAPHICAL REPRESENTATION ONLY, LIES WITHIN ZONE X DEFINED AS BEING, 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN' PER FEMA FIRM MAP NUMBER 47157003100 & 47157003300 DATED FEBRUARY 6, 2013 BASED UPON OUR INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES. NO SURVEYING OR ENGINEERING WAS PERFORMED FOR THIS SURVEY TO DETERMINE FEMA FLOOD LIMITS.

REVISION		
ITEM NO.	DESCRIPTION of CHANGE	APPROVAL DATE
		
7975 Stage Hills Blvd, Suite 1 Memphis, Tennessee 38133 Telephone: 901.377.9984 www.efiglobal.com		

IVANHOE ROAD RETAIL CENTER

DEVELOPER: MOHAMED ELDAHAN
ENGINEER: EFI GLOBAL

30' 0 30' 60'

SCALE 1" = 30'

SHEET 1 of 1

CITY OF BARTLETT DIVISION OF ENGINEERING

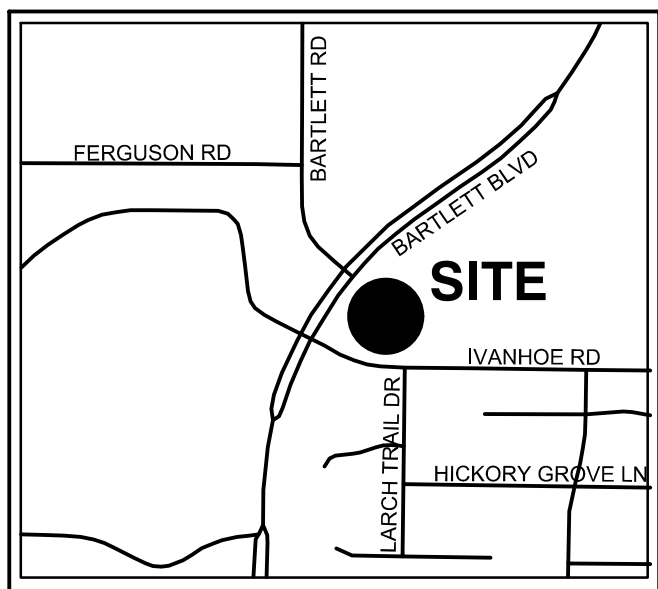
OVERALL SITE PLAN

LOCATION: 5866 IVANHOE ROAD
BARTLETT, TENNESSEE

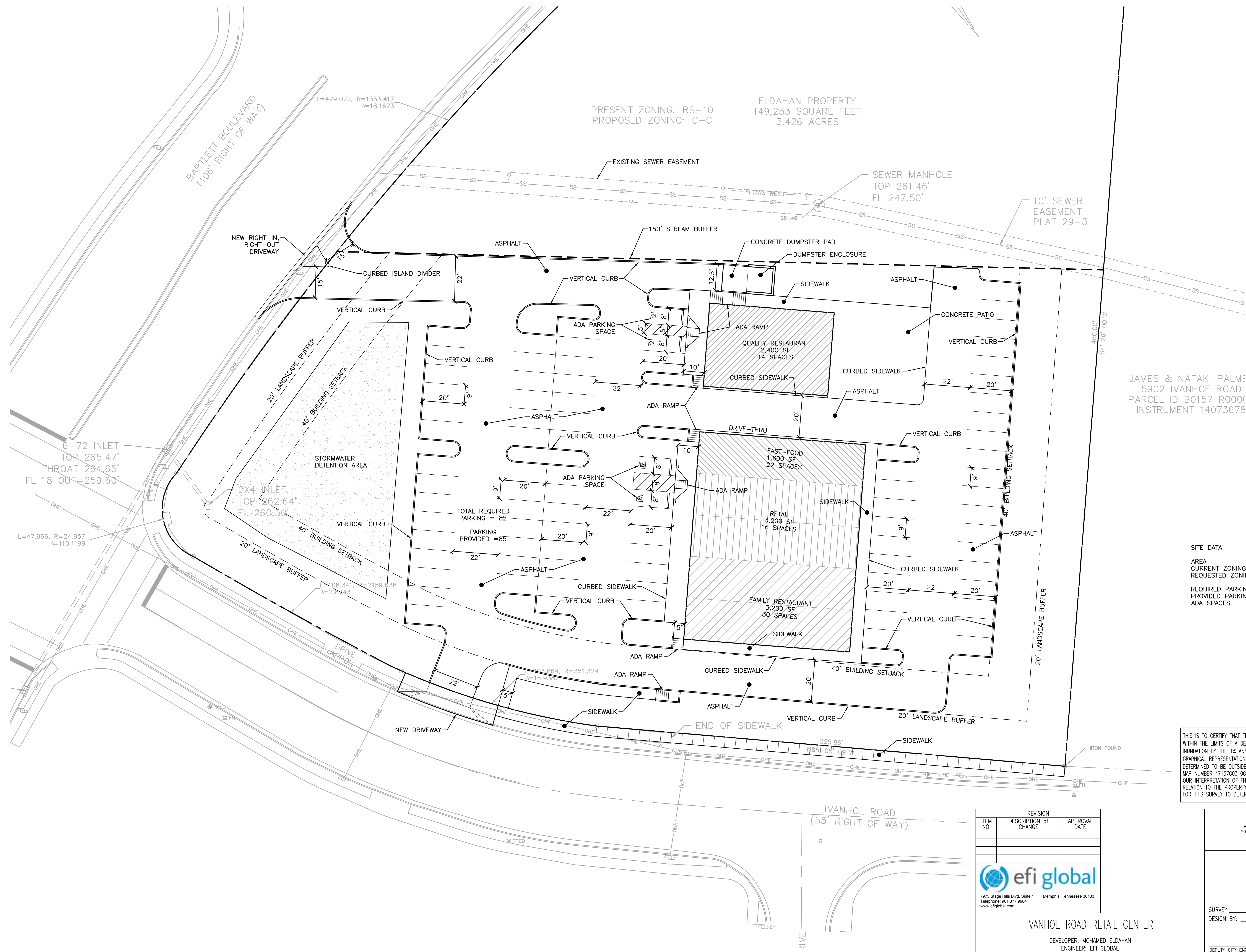
SURVEY _____ DATE MAY 2025 BOOK _____
DESIGN BY: EFI GLOBAL DATE 07.07.25 SCALE AS NOTED

REVIEWED _____

DEPUTY CITY ENGINEER _____ DATE _____ CITY ENGINEER _____ DATE _____



VICINITY MAP
(N.T.S.)



JAMES & NATAKI PALME
5902 IVANHOE ROAD
PARCEL ID B0157 R0000
INSTRUMENT 14073678

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

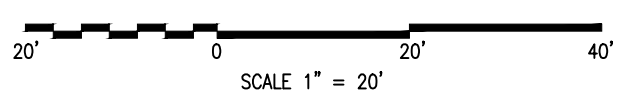


THIS IS TO CERTIFY THAT THIS PROPERTY (THE SUBJECT PROPERTY SURVEYED) IS NOT WITHIN THE LIMITS OF A DESIGNATED 'SPECIAL FLOOD HAZARD AREAS' SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE SUBJECT PROPERTY, BY GRAPHICAL REPRESENTATION ONLY, LIES WITHIN ZONE X DEFINED AS BEING, 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN' PER FEMA FIRM MAP NUMBER 47157C03106 & 47157C03306 DATED FEBRUARY 6, 2013 BASED UPON OUR INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES. NO SURVEYING OR ENGINEERING WAS PERFORMED FOR THIS SURVEY TO DETERMINE FEMA FLOOD LIMITS.

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

efi global
7975 Stage Hills Blvd, Suite 1 Memphis, Tennessee 38113
Telephone: 901.377.9984
www.efiglobal.com

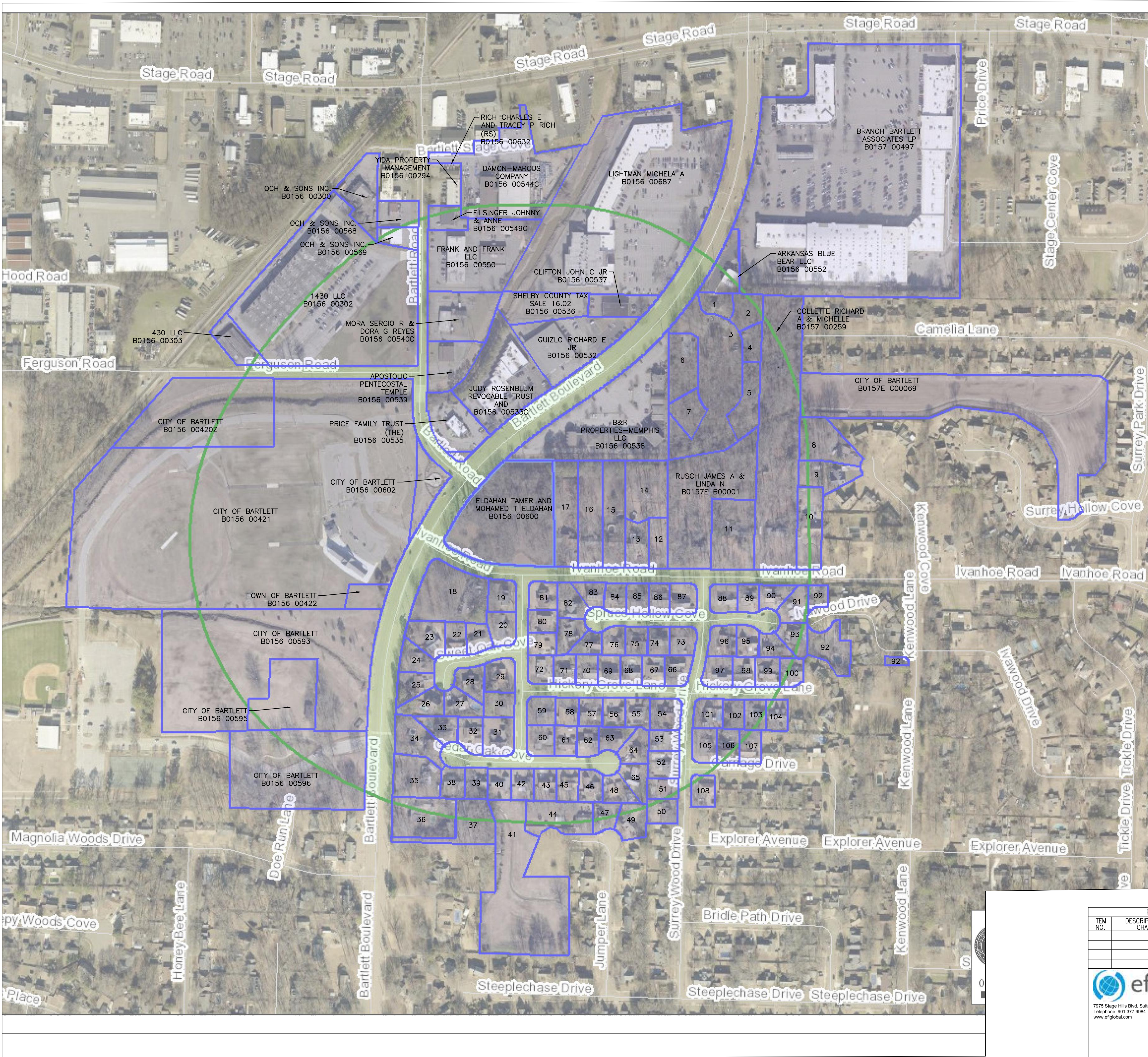
IVANHOE ROAD RETAIL CENTER
DEVELOPER: MOHAMED ELDAHAN
ENGINEER: EFI GLOBAL



CITY OF BARTLETT DIVISION OF ENGINEERING

SITE PLAN
LOCATION: 5866 IVANHOE ROAD
BARTLETT, TENNESSEE

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



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

70-STRAHL DONALD L & BARBARA L - B0156A A00073
71-SIRASOMBATH CHRISTY N & BOUNSOU - B0156A A00074
72-MCGAN TERRY G & PAMELA D - B0156A A00075
73-DAWSON JASON A & AMBER R - B0156A A00068
74-KIRBY FAMILY TRUST - B0156A A00067
75-TORRES RUBEN & MARIA L PALACIO - B0156A A00066
76-SIGLER MIKEL Z - B0156A A00065
77-BRYAN MICHAEL D & TERESA A - B0156A A00064
78-ALLEN DAVID L REVOCABLE TRUST - B0156A A00063
79-GREENE DAVID E & HELEN D - B0156A A00076
80-BUI DUNG N & MINH H TRINH - B0156A A00077
81-MASON LEONARD E AND SHIRLEY K MASON - B0156A A00078
82-STICKLAND LARRY M & BILLIE J - B0156A A00062
83-MELTON CHELSEA A & JOSEPH B - B0156A A00081
84-POSEY RONALD W & NANCY D - B0156A A00082
85-JACOBSON STEPHEN M & MARY L - B0156A A00080
86-RODGERS STEVEN M & KATHLEEN L - B0156A A00058
87-AUFDENKAMP NED & NICOLE - B0156A A00057
88-BENEFIELD DOWARD T & JANIE R - B0156A A00056
89-WOODS AMANDA F - B0156A A00055
90-FERNANDEZ CLAUDIO A JR - B0156A A00054
91-MOYES DAVID A SR & ANTHEA F - B0156A A00053
92-CEDAR OAKS HOMEOWNERS ASSOC INC - B0157W D00001
93-GEORGE FRANK W & MARY L - B0156A A00052
94-GREEN MARY B - B0156A A00051
95-VICK FRANK L & KRISTI T - B0156A A00050
96-BEAVER BLAINE & CASEY - B0156A A000497
97-LAXTON JENNIE L & JONATHAN D - B0156A A00048
98-HAMPTON TONI L AND JALEN M HAMPTON AND - B0156A A00047
99-JONES FRANK & JO ANN - B0156A A00046
100-ALEXANDER JOSHUA & DEANNA DANIEL - B0156A A00045
101-KENDALL RICKY J - B0156A A00079
102-TESREAU CONNIE G & JOANN S - B0156A A00038C
103-JOYNT GERALD D & CAROLYN K - B0156A A00039
104-AFFORDABLE MANAGEMENT LLC - B0156A A00040
105-TOWNSEND MICHAEL E & SHERRY E - B0157E A00035
106-READ MATTHEW T AND LEIGH A SEWARD (RS) - B0157E A00036
107-JORDAN JAMES W & ELEANOR S - B0157E A00037
108-CULLEY TRACY AND GEORGE RUSSELL AND - B0157E A00051

Map prepared through Shelby County Government's online mapping Portal on 6/20/2025

0 0.06 0.12 0.18 0.24 mi

N

NORTH

THIS IS TO CERTIFY THAT THIS PROPERTY (THE SUBJECT PROPERTY SURVEYED) IS NOT WITHIN THE LIMITS OF A DESIGNATED 'SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD'. THE SUBJECT PROPERTY, BY GRAPHICAL REPRESENTATION ONLY, LIES WITHIN ZONE X DEFINED AS BEING, 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN' PER FEMA FIRM MAP NUMBER 47157C0310C & 47157C0330G DATED FEBRUARY 6, 2013 BASED UPON OUR INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES. NO SURVEYING OR ENGINEERING WAS PERFORMED FOR THIS SURVEY TO DETERMINE FEMA FLOOD LIMITS.

REVISION		
ITEM NO.	DESCRIPTION of CHANGE	APPROVAL DATE

7975 Stage Hills Blvd, Suite 1
Memphis, Tennessee 38113
Telephone: 901.377.9984
www.efiglobal.com

IVANHOE ROAD RETAIL CENTER

DEVELOPER: MOHAMED ELDAHAN
ENGINEER: EFI GLOBAL

SHEET 1 of 1

CITY OF BARTLETT DIVISION OF ENGINEERING

VICINITY MAP

LOCATION: 5866 IVANHOE ROAD
BARTLETT, TENNESSEE

SURVEY _____ DATE MAY 2025 BOOK _____
DESIGN BY: EFI GLOBAL DATE 07.07.25 SCALE AS NOTED

REVIEWED _____

DEPUTY CITY ENGINEER _____ DATE _____ CITY ENGINEER _____ DATE _____

VICINITY

Sam Harris

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

Good morning,

This is for the record. See email below:

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



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

WARNING

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

Good morning!

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

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

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

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

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

Please keep our neighborhood commercial zone-free.

Thank you for your consideration.

Annmarie Ghio
6096 Ivanhoe Road

[Sent from Yahoo Mail for iPhone](#)

Sam Harris

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

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



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

WARNING

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

To Whom it May Concern,

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

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

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

Sincerely,
Emily Breckenridge
(901)487-8653

3329 Doberman Cv.
Bartlett, TN 38134

July 23, 2025

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

Formal Statement of Opposition

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

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

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

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

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

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

Rezoning request!!!!

RECEIVED

JUL 28 2025

CITY OF BARTLETT

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

Sincerely,



IRA T. TAYLOR

2765 SURREY PARK DRIVE

BARTLETT, TN 38134-4654

FIREBURD7@AOL.COM

7/23/2025

7/27/25

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

DEAR SIRs:

RE: REZONING OF 5866 IVANHOE ROAD

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

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

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

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

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

THANK YOU FOR YOUR CONSIDERATION.



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

RECEIVED

JUL 28 2025

CITY OF BARTLETT

September 29, 2025

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

Dear Ms. Taylor,

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

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

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

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

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

Thank you for hearing and considering our concerns.

Sincerely,

The block contains two handwritten signatures in blue ink. The first signature is for Thomas M. Arndt, and the second is for Sharon L. Rieger. The signatures are written in a cursive, flowing style.

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

Sam Harris

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

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



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

WARNING

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

Dear Ms. Taylor,

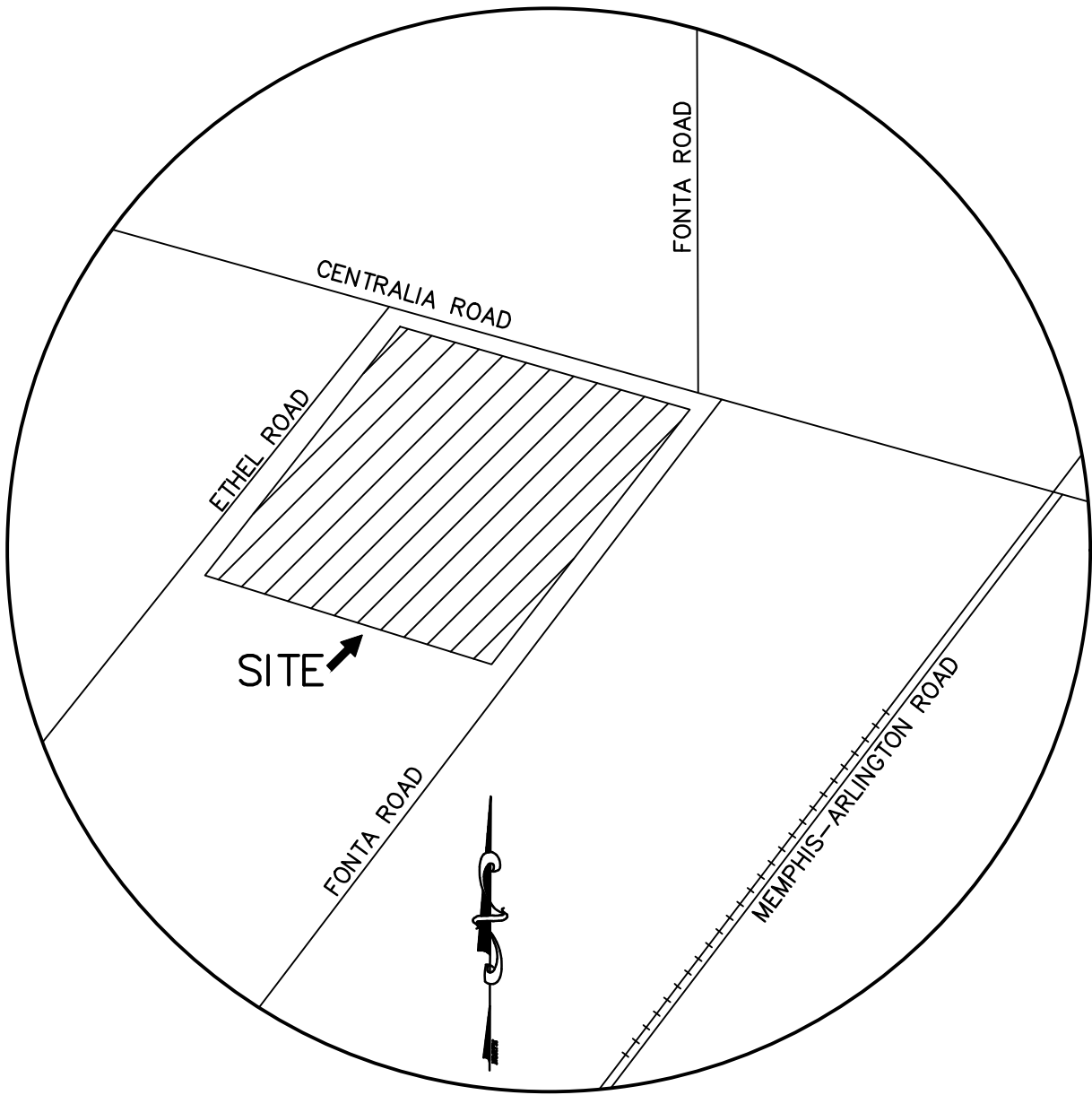
I hope this message finds you well! I am writing in support of the rezoning application at 5866 Ivanhoe. This project will make better use of the property, bring positive growth to our neighborhood, and contribute to the community's long-term needs.

I respectfully urge the approval of the rezoning.

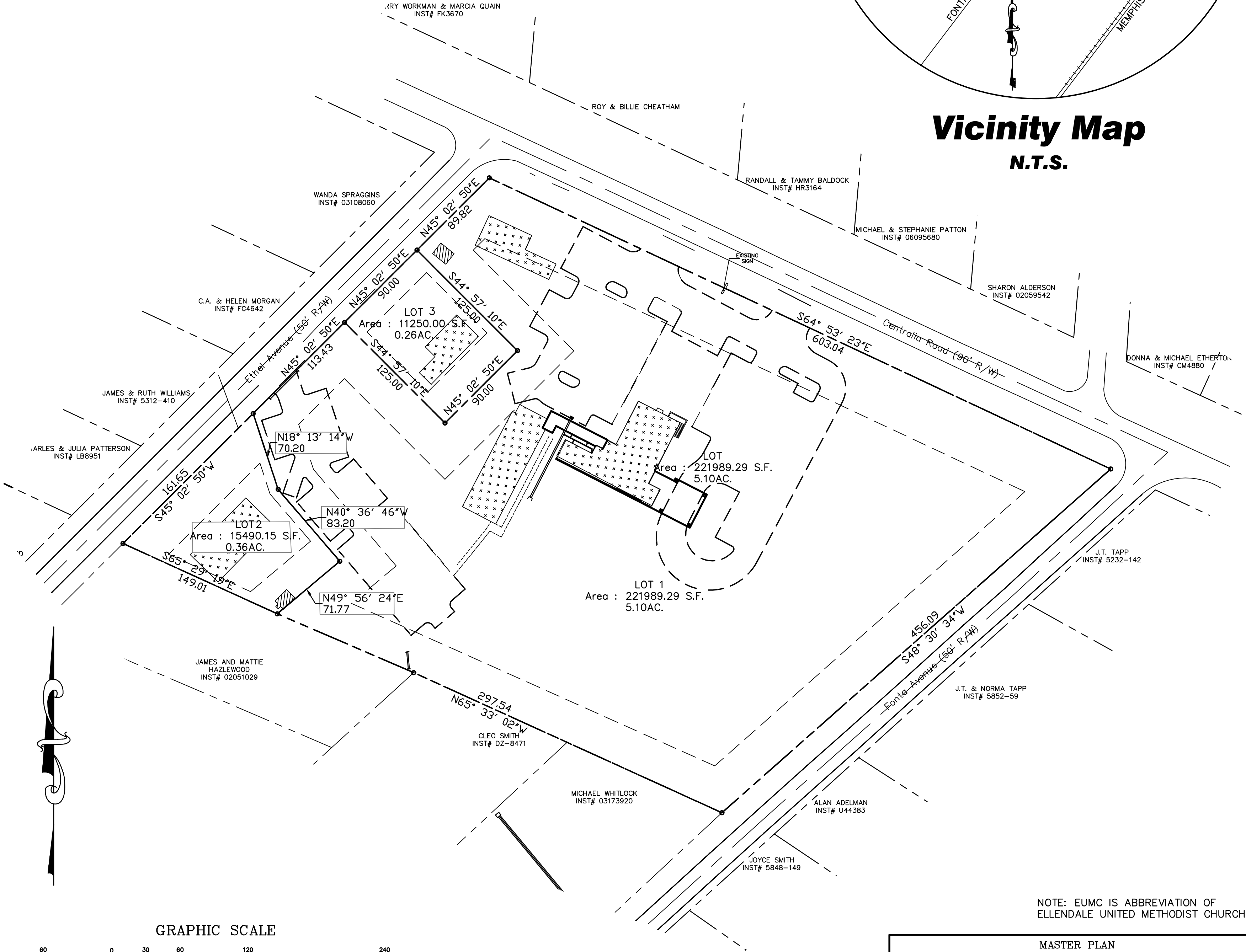
Sincerely,

Shatha Quran
6624 Star Valley Drive
Bartlett, TN 38134

SITE DATA		
TOTAL SITE:	248,727.6 S.F. (5.71 AC.)	
LOT 1 AREA:	221,989.29 S.F. (5.10 AC.)	
LOT 2 AREA:	15,490.15 S.F. (0.36 AC.)	
LOT 3 AREA:	11,250.00 S.F. (0.26 AC.)	
	SINGE FAMILY	OTHER
MINIMUM LOT SIZE:	12,000 S.F.	5 ACRES
MINIMUM LOT WIDTH:	90 FT	250 FT.
BUILDING SETBACKS:		
FRONT	35 FT.	50 FT
SIDE	8 FT.	35 FT
REAR	30 FT	35 FT
MAXIMUM HEIGHT:	35 FT	35 FT
MAXIMUM DENSITY:	3 UNITS/AC.	N.A.
MAX. % LOT COVERAGE	35%	20
ZONING:	RS-12	
LAND USE:	RESIDENTIAL & RELIGIOUS	



Vicinity Map
N.T.S.

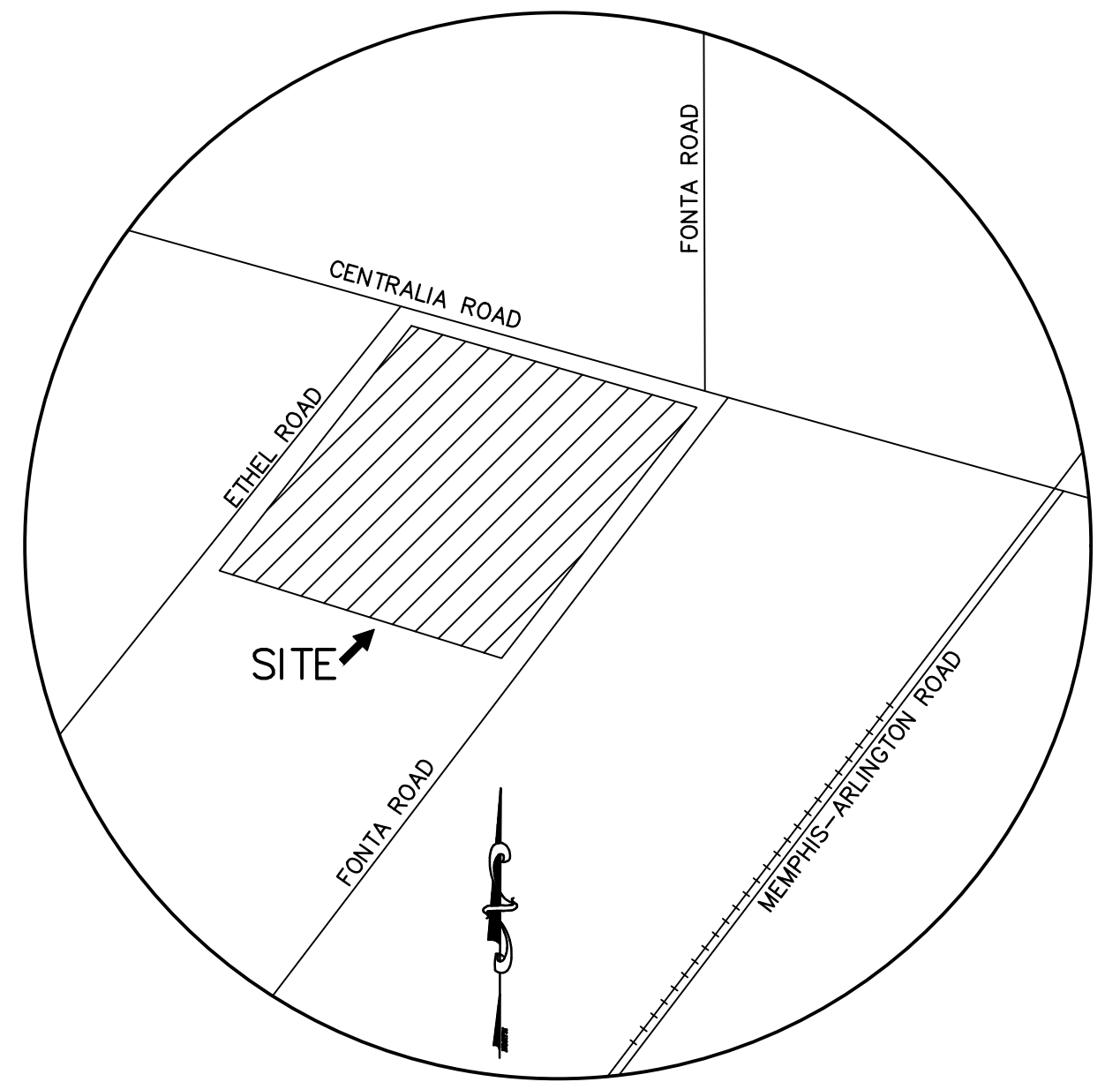


NOTE: EUMC IS ABBREVIATION OF ELLENDALE UNITED METHODIST CHURCH

MASTER PLAN		
EUMC SUBDIVISION		
CASE NO.:	PHASE 1	
BARTLETT, TENNESSEE		
NO. OF LOTS: 3	5.71 ACRES	
DEVELOPER: ELLENDALE METHODIST CHURCH 7229 CENTRALIA ROAD BARTLETT, TN 38029	ENGINEER: RENAISSANCE GROUP 9700 VILLAGE CIRCLE, STE. 100 LAKELAND, TN 38002	
WARD: BLOCK: PARCEL:	F.E.M.A. MAP PANEL NO.: 470157C 0145E	F.E.M.A. MAP DATE: 12-02-1994
DATE: AUGUST, 2025	SCALE: 1"=60'	SHEET 1 OF 4

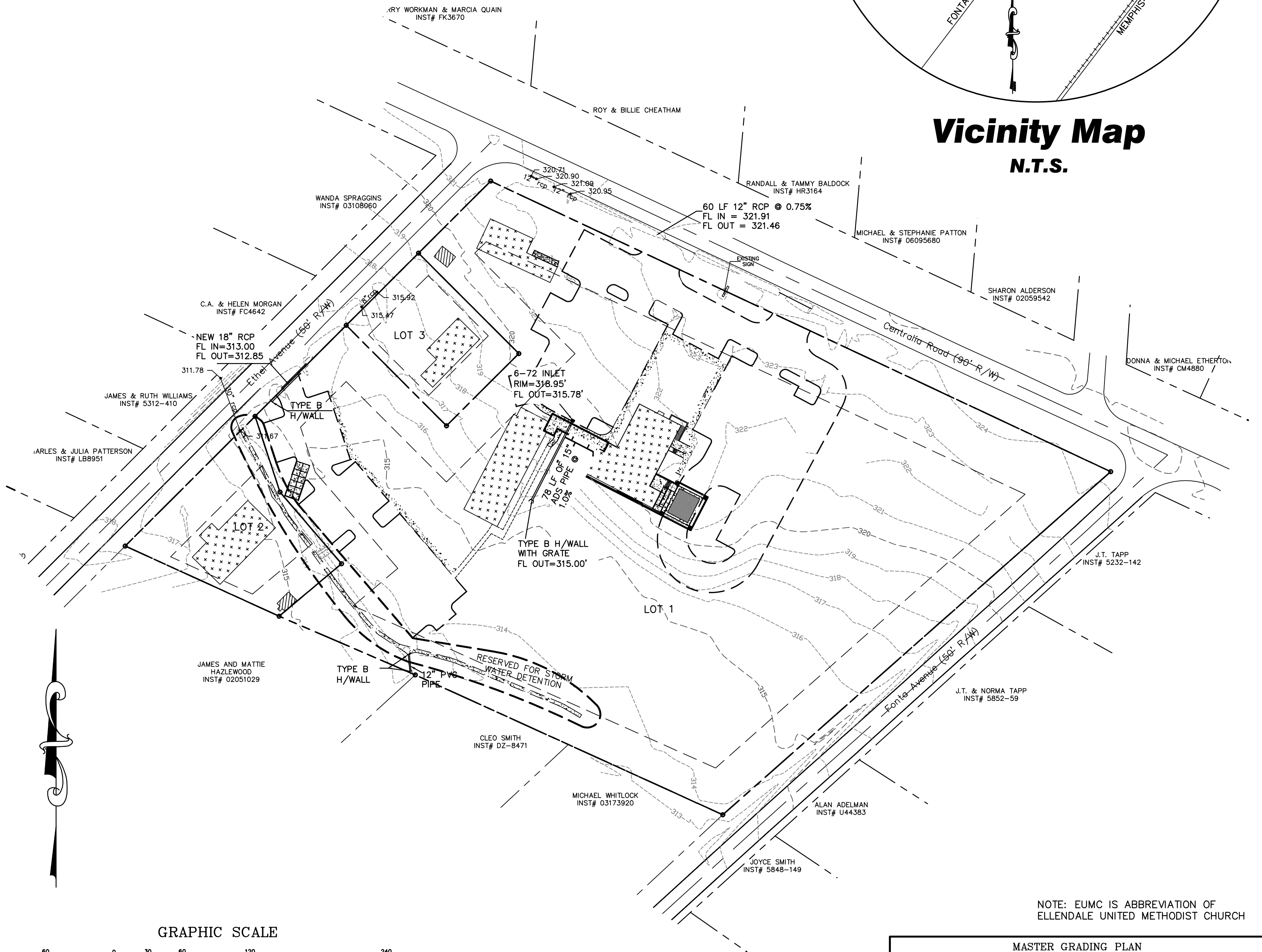
TBM: AN EXISTING SEWER MANHOLE AT THE INTERSECTION OF CENTRALIA ROAD AND FONTA AVENUE.
ELEVATION = 324.95

FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 47157C0145-E, EFFECTIVE DATE DECEMBER 2, 1994.

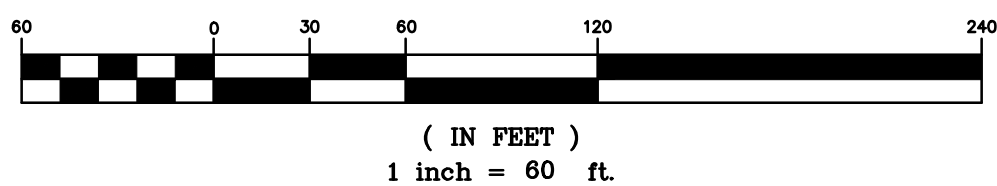


Vicinity Map

N.T.S.



GRAPHIC SCALE



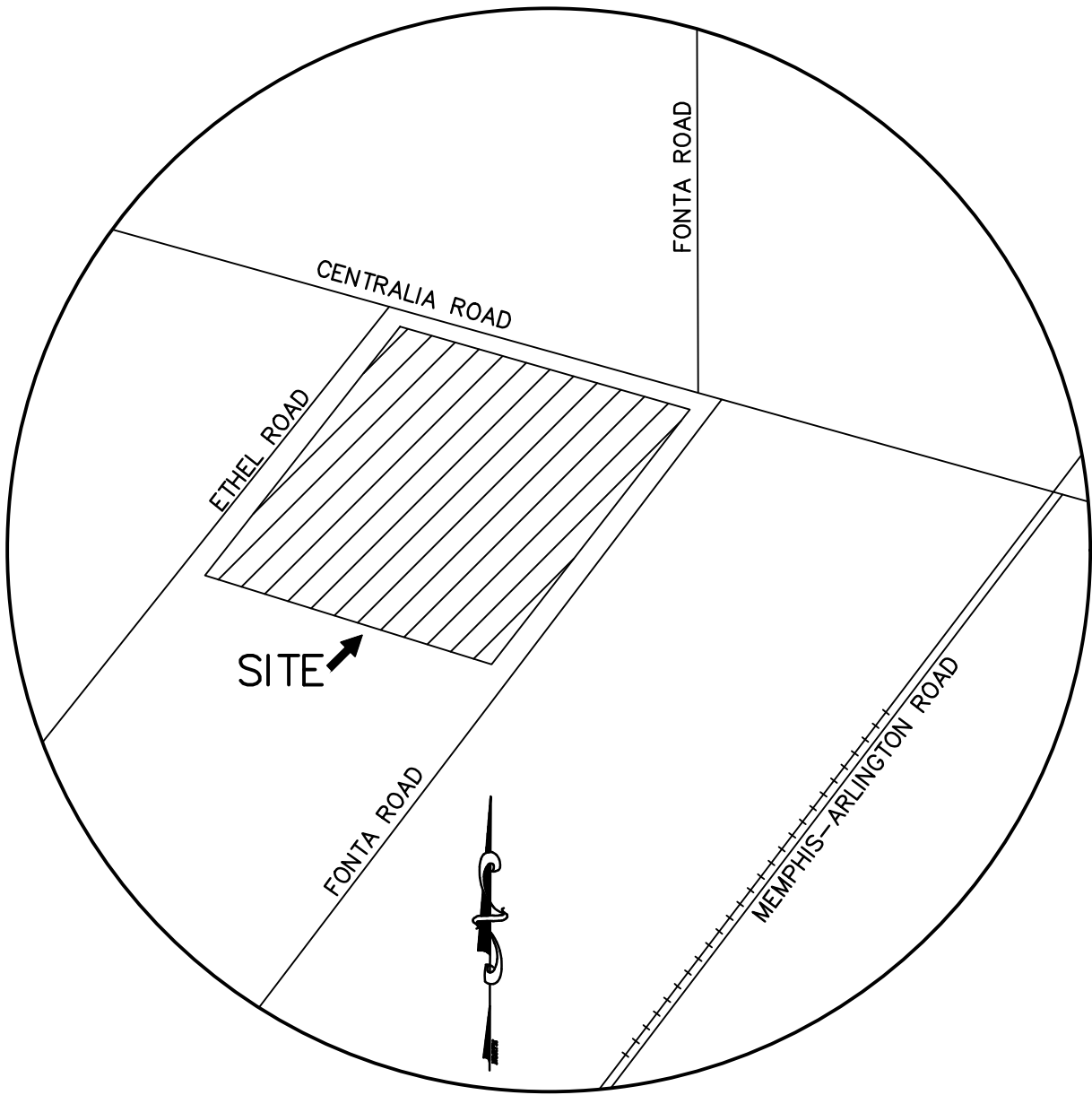
TBM: AN EXISTING SEWER MANHOLE AT THE INTERSECTION OF CENTRALIA ROAD AND FONTA AVENUE.
ELEVATION = 324.95

FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 47157C0145-E, EFFECTIVE DATE DECEMBER 2, 1994.

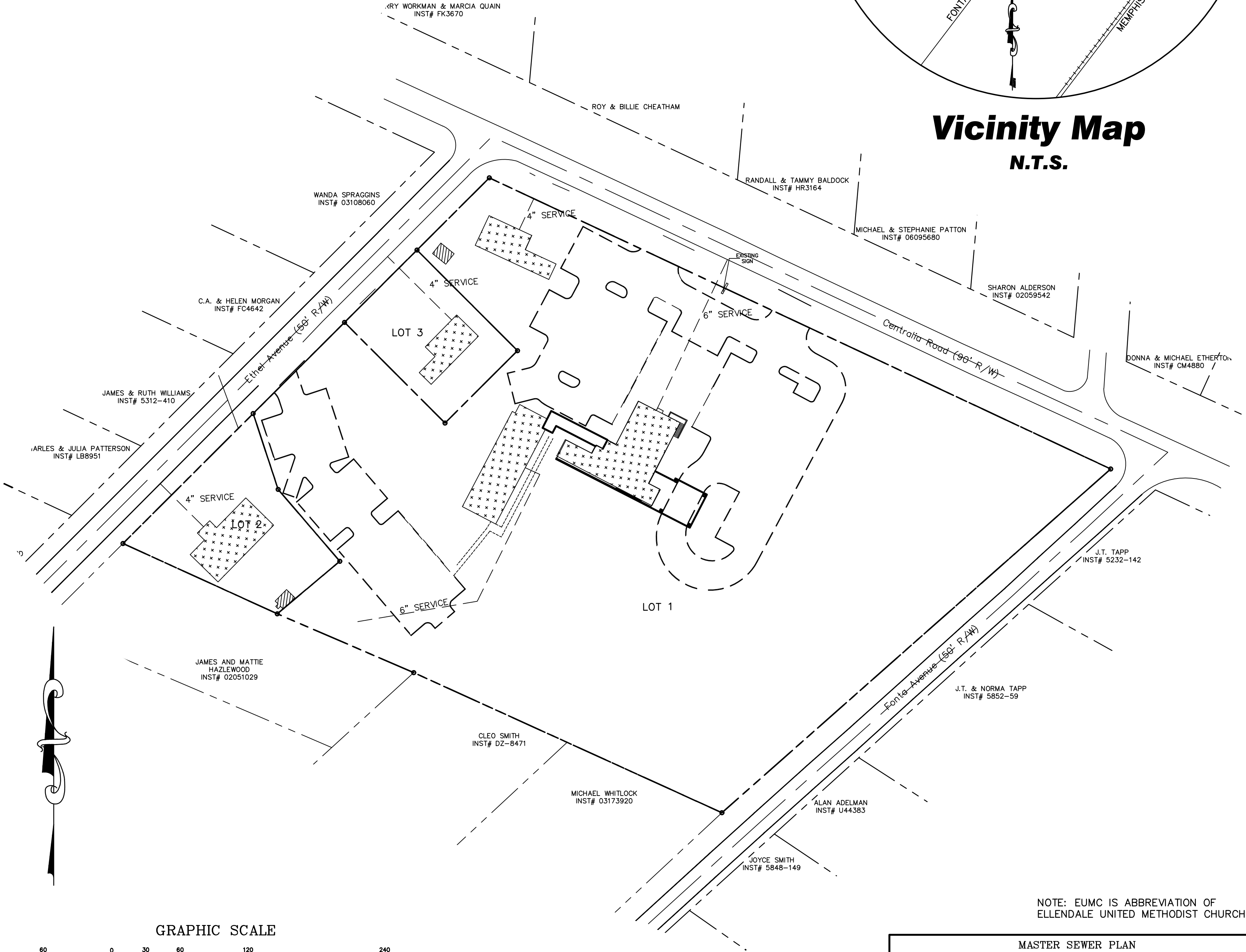
NOTE: EUMC IS ABBREVIATION OF ELLENDALE UNITED METHODIST CHURCH

MASTER GRADING PLAN		
EUMC SUBDIVISION		
CASE NO.:		PHASE 1
BARTLETT, TENNESSEE		
NO. OF LOTS: 3		5.71 ACRES
DEVELOPER: ELLENDALE METHODIST CHURCH 7229 CENTRALIA ROAD BARTLETT, TN 38029		ENGINEER: RENAISSANCE GROUP 9700 VILLAGE CIRCLE, STE. 100 LAKE LAND, TN 38002
WARD:	F.E.M.A. MAP PANEL NO.:	F.E.M.A. MAP DATE:
BLOCK:	470157C 0145E	12-02-1994
PARCEL:		
DATE: AUGUST, 2025	SCALE: 1"=60'	SHEET 2 OF 4

SITE DATA		
TOTAL SITE:	248,727.6 S.F. (5.71 AC.)	
LOT 1 AREA:	221,989.29 S.F. (5.10 AC.)	
LOT 2 AREA:	15,490.15 S.F. (0.36 AC.)	
LOT 3 AREA:	11,250.00 S.F. (0.26 AC.)	
	SINGE FAMILY	OTHER
MINIMUM LOT SIZE:	12,000 S.F.	5 ACRES
MINIMUM LOT WIDTH:	90 FT	250 FT.
BUILDING SETBACKS:		
FRONT	35 FT.	50 FT
SIDE	8 FT.	35 FT
REAR	30 FT	35 FT
MAXIMUM HEIGHT:	35 FT	35 FT
MAXIMUM DENSITY:	3 UNITS/AC.	N.A.
MAX. % LOT COVERAGE	35%	20
ZONING:	RS-12	
LAND USE:	RESIDENTIAL & RELIGIOUS	



Vicinity Map
N.T.S.



NOTE: EUMC IS ABBREVIATION OF
ELLENDALE UNITED METHODIST CHURCH

MASTER SEWER PLAN		
EUMC SUBDIVISION		
CASE NO.:	PHASE 1	
BARTLETT, TENNESSEE		
NO. OF LOTS: 3	5.71 ACRES	
DEVELOPER: ELLENDALE METHODIST CHURCH 7229 CENTRALIA ROAD BARTLETT, TN 38029	ENGINEER: RENAISSANCE GROUP 9700 VILLAGE CIRCLE, STE. 100 LAKELAND, TN 38002	
WARD: BLOCK: PARCEL:	F.E.M.A. MAP PANEL NO.: 470157C 0145E	F.E.M.A. MAP DATE: 12-02-1994
DATE: AUGUST, 2025	SCALE: 1"=60'	SHEET 3 OF 4

TBM: AN EXISTING SEWER MANHOLE AT THE INTERSECTION OF
CENTRALIA ROAD AND FONTA AVENUE.
ELEVATION = 324.95

FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL
FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE
MAP NO. 47157C0145-E, EFFECTIVE DATE DECEMBER 2, 1994.

Owners Certificate

I, _____, the undersigned owner of the property shown hereon, hereby adopt this plan of development and dedicated the Right of Way and easements 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.

Owner

NOTARY CERTIFICATE
STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a notary public in and for the State and County at Memphis, duly commisioned and qualified, personally appeared: _____, with whom I am personally acquainted, and who upon his (her) oath acknowledged himself (herself) to be the _____ of the property (corporation/company/etc.), the within named bargainer, and that he (she) executed the foregoing instrument for the purpose therein contained. In witness whereof, I have hereunto set my hand and affixed my notarial seal at my office in Memphis, this _____ day of _____, 20____.

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 development and dedicated the street, right-of-ways, easement and rights of access as shown to the public use forever, and hereby certify that we are the mortgagee duly authorized so to act and that said property is unencumbered by any taxes which have become due and payable.

Mortgagee

NOTARY CERTIFICATE
STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a notary public in and for the State and County at Memphis, duly commisioned and qualified, personally appeared: _____, with whom I am personally acquainted, and who upon his (her) oath acknowledged himself (herself) to be the _____ of the property (corporation/company/etc.), the within named bargainer, and that he (she) executed the foregoing instrument for the purpose therein contained. In witness whereof, I have hereunto set my hand and affixed my notarial seal at my office in Memphis, this _____ day of _____, 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

Engineering Certificate

Is hereby certified, that the engineering aspect, of this plat is true and correct, is in conformance with the design requirements of the zoning ordinance, the subdivision regulations and the specific conditions imposed on this development, and to the best of my knowledge takes into to account all applicable federal, state and local building laws and regulations.

J. Wesley Wooldridge, P.E.
Tennessee Certificate No. 104878



Surveyor’s Certificate

I, _____, 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 _____, a subdivision all lying within the corporate limits of Shelby County, 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 Subdivision Regulations of Shelby County, Tennessee; I further certify that the survey of the lands embraced within said plat or map has been correctly monumented in accordance with the Subdivision Regulations of Shelby County, Tennessee.

In witness whereof, I the Said _____, Land Surveyor, hereunto set our hand affix my seal the _____, day of _____, 20_____.

Tennessee R.L.S. Certificate No. _____

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 bee posted for the plan of development shown on this plat and are hereby approved by the Town of Bartlett, Tennessee.

_____, 20_____

Mayor, Town of Bartlett

Planning Commission Certificate

I, _____, do hereby certify that the Town of Bartlett Planning Commission has approved this plat for recording.

_____, 20_____

Secretary, Planning Commission
Town of Bartlett

FINAL PLAT		
ELLENDALE UNITED METHODIST CHURCH		
CASE NO.:	PHASE	
BARTLETT, TENNESSEE		
NO. OF LOTS:3	5.71 ACRES	
DEVELOPER: ELLENDALE METHODIST CHURCH 7229 CENTRALIA ROAD BARTLETT, TN 38029	ENGINEER: RENAISSANCE GROUP 9700 VILLAGE CIRCLE, STE. 100 LAKELAND, TN 38002	
WARD: BLOCK: PARCEL:	F.E.M.A. MAP PANEL NO.: 470157C 0145E	F.E.M.A. MAP DATE: 12-02-1994
DATE: AUGUST 2025	SCALE: 1"=60'	SHEET 4 OF 4

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:

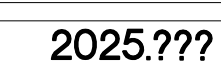
_____ Owner
_____ Surveyor or Engineer
_____ Storm drainage
_____ Board of Mayor and Aldermen
_____ Planning Commission
_____ Mortgagee

**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.

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.

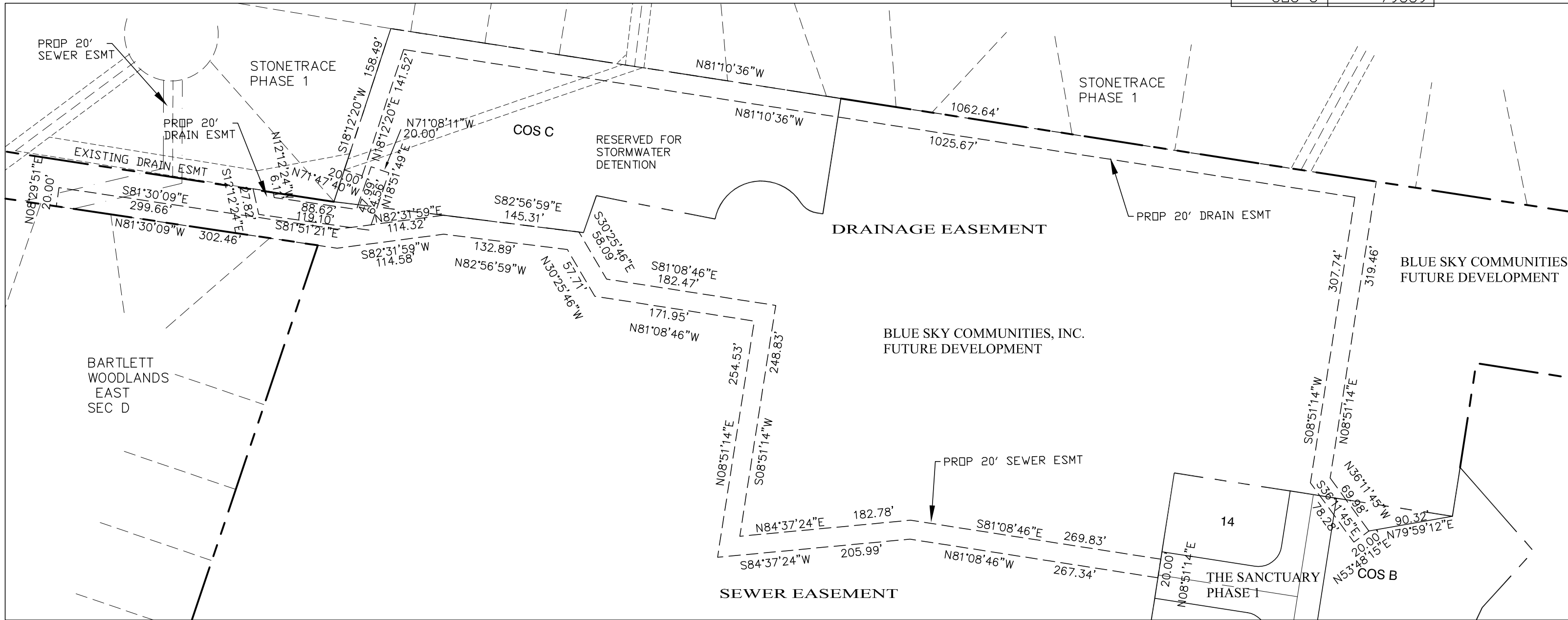
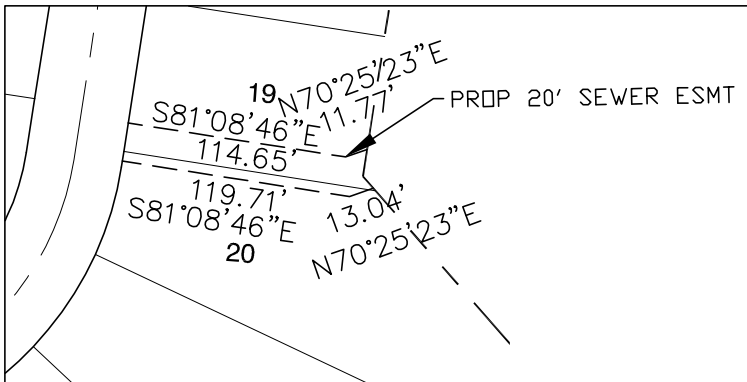
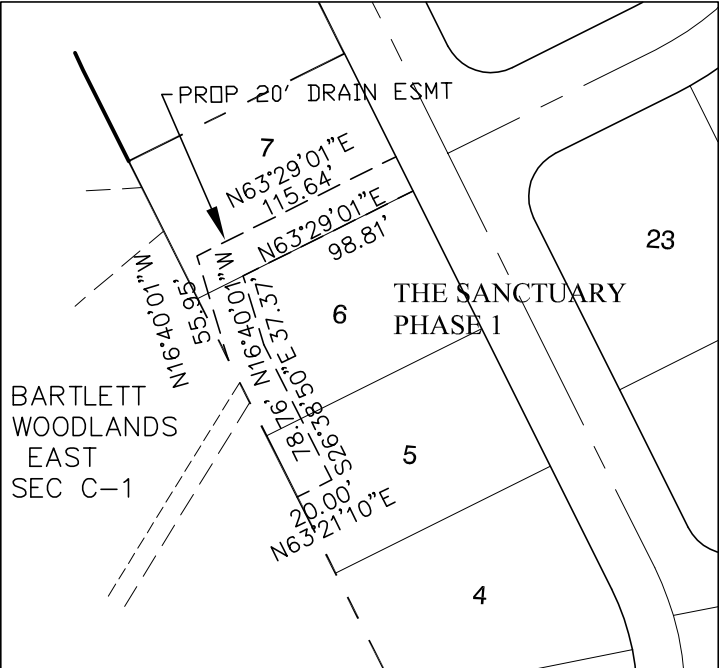
INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED



LINE TABLE		
LINE	LENGTH	BEARING
L1	28.18	S08°51'14"W
L2	8.18	N08°51'14"E
L3	17.01	S11°15'55"E
L4	7.20	N11°15'55"W
L5	14.62	N11°15'55"W
L6	43.80	N26°30'59"W
L7	15.85	S81°08'46"E
L8	16.30	S41°24'25"E
L9	9.93	S41°24'25"E
L10	25.00	N78°44'05"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIRECTION	DELTA ANGLE
C1	39.27'	25.00'	25.00'	35.36'	N53°51'14"E	90°00'00"
C2	39.27'	25.00'	25.00'	35.36'	N36°08'46"W	90°00'00"
C3	89.67'	125.00'	46.86'	87.76'	N29°24'19"E	41°06'10"
C4	29.51'	125.00'	14.82'	29.44'	N56°43'13"E	13°31'37"
C5	39.27'	25.00'	25.00'	35.36'	S71°30'59"E	90°00'00"
C6	47.51'	175.00'	23.90'	47.36'	N16°37'53"E	15°33'17"
C7	58.00'	175.00'	29.27'	57.73'	N33°54'11"E	18°59'18"
C8	53.59'	175.00'	27.01'	53.38'	N52°10'11"E	17°32'43"
C9	7.76'	175.00'	3.88'	7.76'	N62°12'47"E	2°32'29"
C10	39.27'	25.00'	25.00'	35.36'	S18°29'01"W	90°00'00"
C11	143.02'	150.00'	77.47'	137.66'	N36°10'08"E	54°37'47"
C12	26.68'	150.00'	13.38'	26.64'	N21°25'15"W	10°11'27"
C13	53.17'	150.00'	26.87'	52.90'	N06°10'12"W	20°18'40"
C14	14.22'	175.00'	7.12'	14.22'	N01°39'26"E	4°39'25"
C15	34.65'	25.00'	20.76'	31.94'	S39°01'54"W	79°24'21"
C16	32.62'	25.00'	19.10'	30.35'	S63°53'27"E	74°44'57"
C17	33.27'	125.00'	16.74'	33.17'	N18°53'27"W	15°15'03"
C18	33.27'	125.00'	16.74'	33.17'	N03°38'24"W	15°15'03"
C19	54.98'	35.00'	35.00'	49.50'	N48°59'21"E	90°00'25"
C20	54.97'	35.00'	35.00'	49.49'	S41°00'41"E	89°59'38"
C21	39.27'	25.00'	25.00'	35.36'	N56°15'55"W	90°00'00"
C22	53.80'	50.00'	29.83'	51.24'	S28°26'26"W	61°38'44"
C23	30.77'	25.00'	17.68'	28.87'	N23°59'57"E	70°31'44"
C24	41.08'	50.00'	21.78'	39.94'	S25°55'12"E	47°04'32"
C25	43.40'	50.00'	23.18'	42.05'	S74°19'33"E	49°44'11"
C26	42.97'	50.00'	22.91'	41.66'	N56°11'09"E	49°14'26"
C27	37.38'	50.00'	19.61'	36.51'	N10°09'00"E	42°49'51"
C28	21.03'	25.00'	11.18'	20.41'	S12°49'46"W	48°11'23"
C29	51.98'	50.00'	28.35'	49.32'	N07°22'17"E	59°06'21"
C30	39.49'	50.00'	20.84'	38.47'	N44°48'18"W	45°14'50"
C31	51.47'	50.00'	28.28'	49.23'	S83°04'46"W	58°59'02"
C32	39.60'	50.00'	20.91'	38.58'	S30°53'48"W	45°22'54"
C33	30.77'	25.00'	17.68'	28.87'	N43°28'13"E	70°31'44"

LOT AREA	
LOT NO	AREA (SF)
1	26752
2	13684
3	10316
4	11044
5	10001
6	10016
7	10030
8	11707
9	10000
10	10000
11	10000
12	10000
13	10491
14	10491
15	10000
16	10000
17	10000
18	10000
19	10024
20	16458
21	14636
22	10135
23	12802
24	11651
25	12881
26	12940
27	12085
28	13835
29	19571
30	13049
31	11298
32	12053
33	18144
34	13904
35	14496
36	11531
37	13893
38	13969
39	10000
40	14116
CDS A	6925
CDS B	30613
CDS C	79559



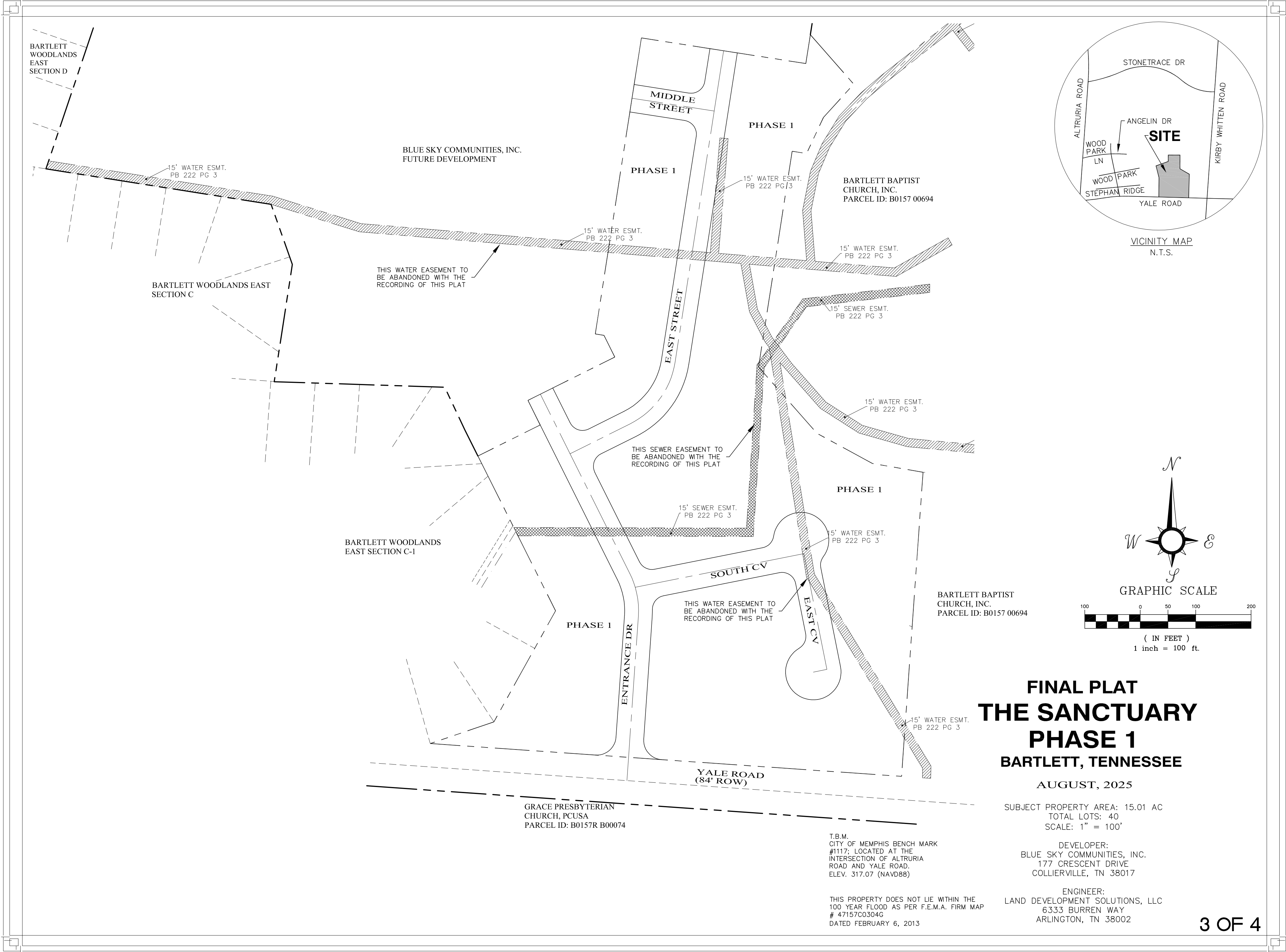
FINAL PLAT
THE SANCTUARY
PHASE 1
BARTLETT, TENNESSEE

AUGUST, 2025

SUBJECT PROPERTY AREA: 15.01 AC
TOTAL LOTS: 40
SCALE: 1" = 100'

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

ENGINEER:
LAND DEVELOPMENT SOLUTIONS, LLC
6333 BURREN WAY
ARLINGTON, TN 38002



OWNER'S CERTIFICATE
WE, THE UNDERSIGNED BLUE SKY COMMUNITIES, INC,OWNERS OF THE PROPERTY SHOWN
HEREON, HEREBY ADOPT THIS AS OUR PLAN OF DEVELOPMENT AND DEDICATE THE
STREETS, RIGHTS-OF-WAY, AND GRANT THE EASEMENTS AS SHOWN AND/OR DESCRIBED
TO THE PUBLIC USE FOREVER. WE CERTIFY THAT WE ARE THE OWNERS OF SAID PROPERTY
IN FEE SIMPLE, DULY AUTHORIZED SO TO ACT; AND THAT SAID PROPERTY IS NOT
ENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE.

SIGNATURE DATE

NOTARY'S CERTIFICATE
STATE OF TENNESSEE
COUNTY OF SHELBY
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY
AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED

WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON HIS OATH
ACKNOWLEDGED HIMSELF TO BE _____ OF BLUE SKY
COMMUNITIES, INC., OWNER OF THE PROPERTY, THE WITHIN NAMED BARGAINER, AND
THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN
CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL
AT MY OFFICE IN _____, WITNESS MY HAND AND NOTARIAL
SEAL THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC

MY COMMISSION EXPIRES

MORTGAGEE'S CERTIFICATE
WE, _____, THE UNDERSIGNED MORTGAGEE OF THE PROPERTY
SHOWN HEREON, HEREBY CONSENT AND AGREE TO THE PLAN OF DEVELOPMENT AS
SUBMITTED BY _____, OWNER(S) OF THE PROPERTY.

NOTARY'S CERTIFICATE
STATE OF TENNESSEE
COUNTY OF SHELBY
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY
AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED

WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON HIS OATH
ACKNOWLEDGED HIMSELF TO BE _____ OF BLUE SKY
COMMUNITIES, INC., OWNER OF THE PROPERTY, THE WITHIN NAMED BARGAINER, AND
THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN
CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL
AT MY OFFICE IN _____, WITNESS MY HAND AND NOTARIAL
SEAL THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CERTIFICATE OF ADEQUACY OF STORM DRAINAGE
I, _____, DO HEREBY CERTIFY THAT I AM A
REGISTEREDPROFESSIONAL CIVIL ENGINEER, AND THAT I HAVE DESIGNED ALL
STORMWATER DRAINAGE FOR WALKER FARMS PHASE 3 TO ASSURE THAT NEITHER THE
SAID SUBDIVISION NOR ADJOINING PROPERTY WILL BE DAMAGED OR THE CHARACTER OF
LAND USE AFFECTED BY THE VELOCITY AND VOLUME OF WATER ENTERING OR LEAVING
SAME.

IN WITNESS WHERE, I, THE SAID _____, PROFESSIONAL CIVIL
ENGINEER, HEREUNTO SET OUT HAND AND AFFIX MY SEAL THIS _____ DAY OF
_____.

PROFESSIONAL CIVIL ENGINEER DATE
TENNESSEE CERTIFICATE NUMBER

CERTIFICATE OF SURVEY
I, _____, 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 FINAL PLAT, WALKER FARMS PHASE, 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 OR MAP HAS BEEN CORRECTLY
MONUMENTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF
BARTLETT, TENNESSEE.

IN WITNESS WHERE, I, THE SAID _____, LAND SURVEYOR,
HEREUNTO SET OUT HAND AND AFFIX MY SEAL THIS _____ DAY OF
_____.

SIGNATURE OF LAND SURVEYOR DATE
TENNESSEE CERTIFICATE NUMBER

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

SECRETARY, BARTLETT PLANNING COMMISSION DATE

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.

MAYOR, CITY OF BARTLETT DATE

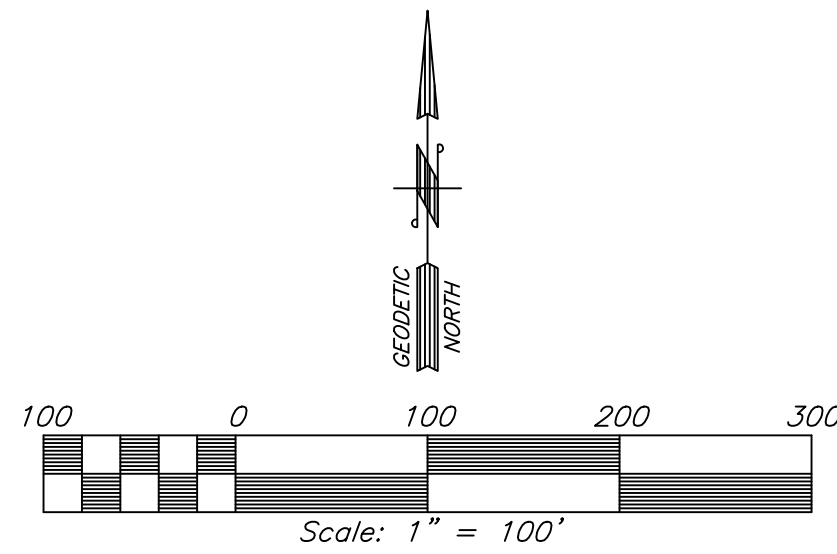
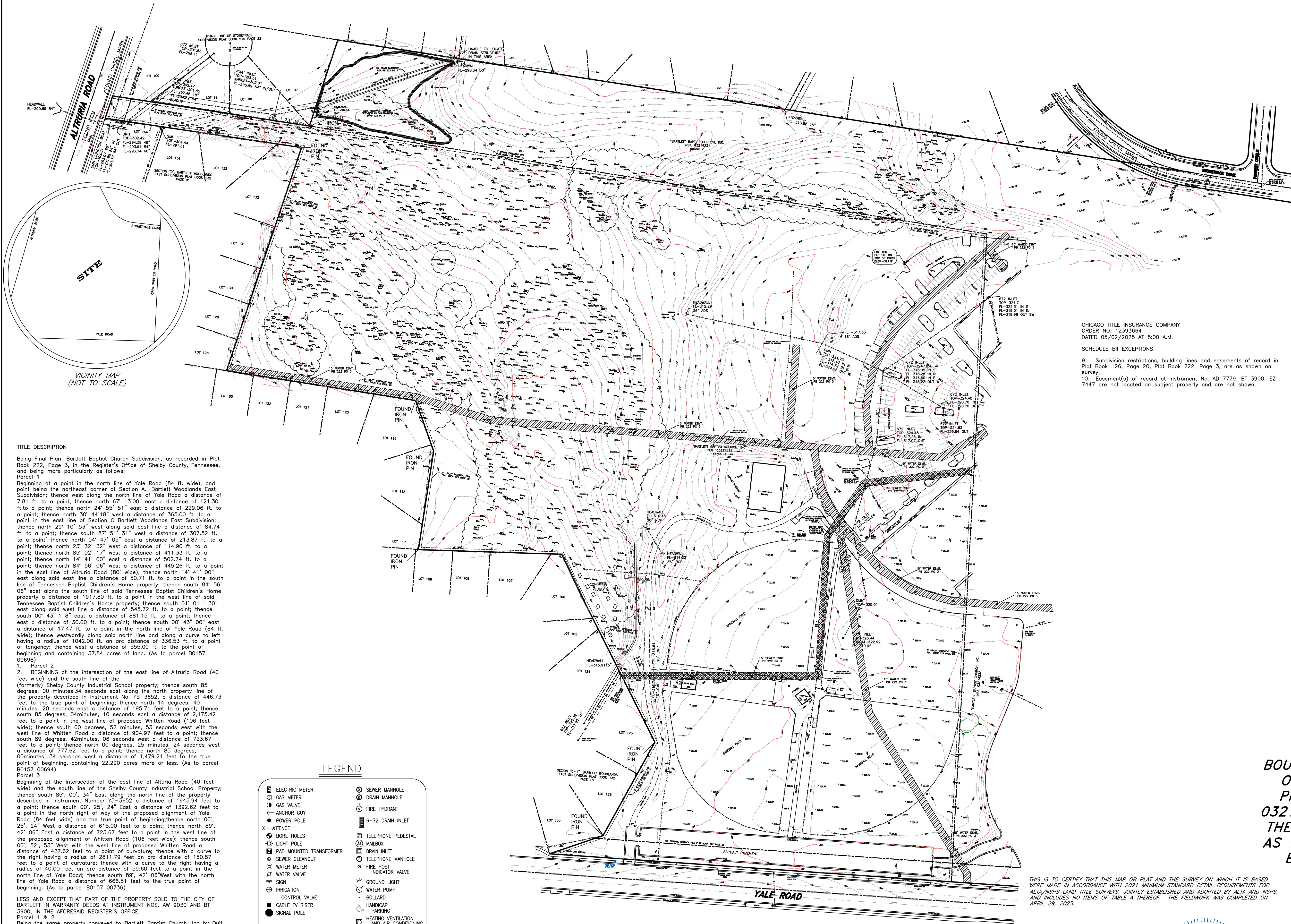
**FINAL PLAT
THE SANCTUARY
PHASE 1
BARTLETT, TENNESSEE**

AUGUST, 2025

SUBJECT PROPERTY AREA: 15.01 AC
TOTAL LOTS: 40
SCALE: 1" = 100'

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

ENGINEER:
LAND DEVELOPMENT SOLUTIONS, LLC
6333 BURREN WAY
ARLINGTON, TN 38002



- NOTES
1. BEARINGS SHOWN ARE RELATIVE TO EACH OTHER ONLY.
 2. ONLY VISIBLE AND APPARENT UTILITIES SHOWN.
 3. UNDERGROUND UTILITIES NOT SHOWN, BEFORE COMMENCEMENT OF ANY CONSTRUCTION CALL TENNESSEE 1 CALL @ 1-800-351-1111 AND THE UTILITY COMPANIES MAINTAINING UTILITY SERVICES ACROSS SUBJECT PROPERTY.
 4. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART TO THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
 6. ACCORDING TO THE FEDERAL EMERGENCY MANagements AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA AS IDENTIFIED IN COMMUNITY PANEL NUMBERS 470175 0301 G, 470175 0302 G AND 470175 0304 G. MAPS REVISED FEBRUARY 6, 2013.
 7. IF YOU HAVE RECEIVED THIS DRAWING IN DIGITAL FORMAT PLEASE BE AWARE THAT A HARD COPY OF THE PLAT BEARING AN ORIGINAL SEAL AND SIGNATURE RENDERED IN RED WILL RULE IN THE EVENT OF A CONFLICT BETWEEN THE PRESENTED DATA.
 8. THE UNAUTHORIZED DISTRIBUTION OF THIS PLAT OF SURVEY MAY CONSTITUTE A COPYRIGHT INFRINGEMENT.
 9. FLOW LINE ELEVATIONS, PIPE SIZES AND COMPOSITION (EXCEPT AS NOTED AS BEING DETERMINED FROM RECORDS) ARE REPORTED AS CAN BE ASCERTAINED FROM INVESTIGATION AT THE GROUND SURFACE WITHOUT ENTRY INTO THE STRUCTURE(S). AS SUCH INDICATED MEASUREMENTS MAY NOT MEET THE PROJECT SURVEY MEASUREMENT REQUIREMENTS.
 10. UTILITY LOCATIONS AS SHOWN HAVE BEEN PLOTTED FROM "ONE CALL" OR OTHER UTILITY LOCATION SERVICES AS MARKED AT GRADE, AND/OR VISIBLE EVIDENCE OF UTILITY SERVICES OR FROM RECORDS OF THE UTILITY PROVIDER(S) AS NOTED ON PLAT OF SURVEY. THE CLIENT SHOULD SATISFY THEMSELVES AS TO ALL MATTERS OF UTILITY LOCATION.
 11. CITY OF MEMPHIS BENCH MARK #1117: LOCATED AT THE INTERSECTION OF ALTRURIA ROAD & YALE ROAD. ELEVATION = 317.07 (NAVD88).
 12. SITE BENCH MARK: CUT SQUARE ON TOP OF CURB IN THE NORTH PARKING LOT OF BARTLETT BAPTIST CHURCH, ±425 FEET WEST OF THE WEST LINE OF STONE TRACE DRIVE & ±288 FEET SOUTH OF THE NORTH PROPERTY LINE. ELEVATION = 324.91 (NAVD88).
 13. THERE WERE NO OBSERVED EVIDENCE OF ANY CEMETERIES, GRAVESITES OR BURIAL GROUNDS ON SUBJECT PROPERTY.
 14. NUMBER OF PARKING SPACES: THERE ARE *** REGULAR PARKING SPACES OF WHICH *** IS DESIGNATED FOR THE HANDICAPPED.
 15. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUT.
 16. WE ARE UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF RECENT SIDEWALK CONSTRUCTION OR REPAIRS.
 17. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 18. THERE WERE NO WETLAND AREAS DELINEATED AT TIME OF SURVEY.
 19. THIS PROPERTY HAS DIRECT ACCESS TO YALE ROAD, ALTRURIA ROAD AND KIRBY WHITTEN ROAD WHICH ARE A PUBLIC RIGHTS OF WAY.

BOUNDARY & TOPOGRAPHIC SURVEY OF PART OF THE BARTLETT BAPTIST CHURCH, INC. PROPERTY AS DESCRIBED IN INSTRUMENT 03214232 AND INSTRUMENT 03214231, BEING THE BARTLETT BAPTIST CHURCH SUBDIVISION AS RECORDED IN PLAT BOOK 222 PAGE 3 IN BARTLETT, SHELBY COUNTY, TENNESSEE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO ITEMS OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 29, 2025.

Harris & Associates Land Surveyors, LLC

By
JOE S. WISEMAN
SURVEYOR
TENNESSEE LICENSE #1932

jwiseman@harrisassociateslandsurveyors.com



HARRIS & ASSOCIATES LAND SURVEYORS, LLC

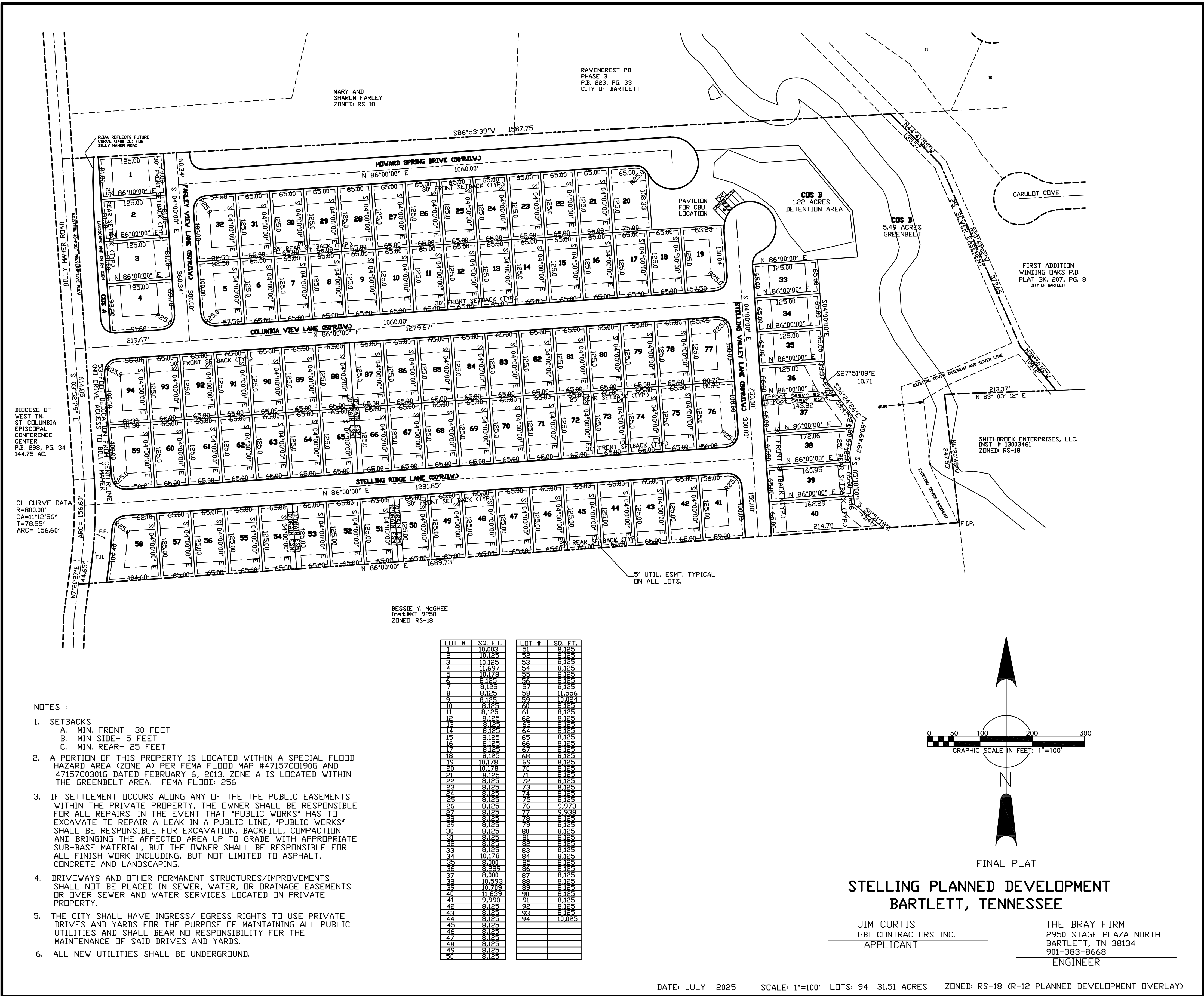
554 Greentree Cove, Suite 102B • Collierville, Tennessee 38017 • (901)362-2345

DATE : APRIL 28, 2025

SCALE : 1" = 100'

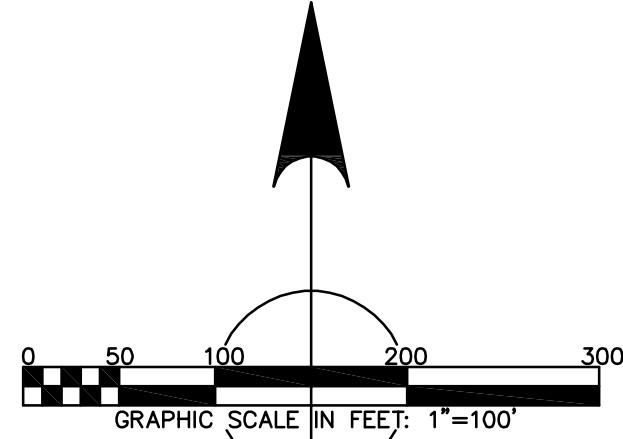
DRAWN BY : JLH/JSW

ORDERED BY : KYLE HAM
GRANT HOMES



- NOTES :
- SETBACKS
A. MIN. FRONT- 30 FEET
B. MIN. SIDE- 5 FEET
C. MIN. REAR- 25 FEET
 - A PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE A) PER FEMA FLOOD MAP #47157CD190G AND 47157C0301G DATED FEBRUARY 6, 2013. ZONE A IS LOCATED WITHIN THE GREENBELT AREA. FEMA FLOOD: 256
 - 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.
 - 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.
 - THE CITY SHALL HAVE INGRESS/ EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC UTILITIES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID DRIVES AND YARDS.
 - ALL NEW UTILITIES SHALL BE UNDERGROUND.

LOT #	SQ. FT.	LOT #	SQ. FT.
1	10,000	45	10,000
2	10,000	46	10,000
3	10,000	47	10,000
4	10,000	48	10,000
5	10,000	49	10,000
6	10,000	50	10,000
7	10,000	51	10,000
8	10,000	52	10,000
9	10,000	53	10,000
10	10,000	54	10,000
11	10,000	55	10,000
12	10,000	56	10,000
13	10,000	57	10,000
14	10,000	58	10,000
15	10,000	59	10,000
16	10,000	60	10,000
17	10,000	61	10,000
18	10,000	62	10,000
19	10,000	63	10,000
20	10,000	64	10,000
21	10,000	65	10,000
22	10,000	66	10,000
23	10,000	67	10,000
24	10,000	68	10,000
25	10,000	69	10,000
26	10,000	70	10,000
27	10,000	71	10,000
28	10,000	72	10,000
29	10,000	73	10,000
30	10,000	74	10,000
31	10,000	75	10,000
32	10,000	76	10,000
33	10,000	77	10,000
34	10,000	78	10,000
35	10,000	79	10,000
36	10,000	80	10,000
37	10,000	81	10,000
38	10,000	82	10,000
39	10,000	83	10,000
40	10,000	84	10,000
41	10,000	85	10,000
42	10,000	86	10,000
43	10,000	87	10,000
44	10,000	88	10,000
45	10,000	89	10,000
46	10,000	90	10,000
47	10,000	91	10,000
48	10,000	92	10,000
49	10,000	93	10,000
50	10,000	94	10,000



FINAL PLAT

**STELLING PLANNED DEVELOPMENT
BARTLETT, TENNESSEE**

JIM CURTIS
GBI CONTRACTORS INC.
APPLICANT

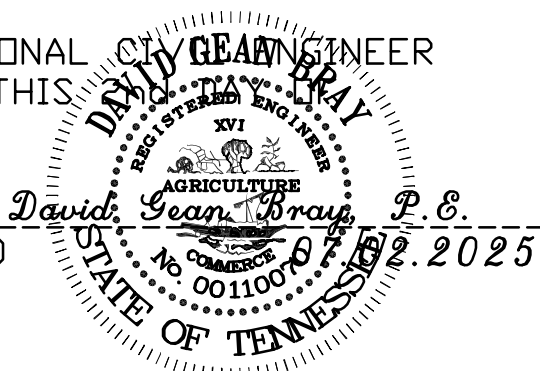
THE BRAY FIRM
2950 STAGE PLAZA NORTH
BARTLETT, TN 38134
901-383-8668
ENGINEER

CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

I, DAVID GEAN BRAY, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL CIVIL ENGINEER, AND THAT I HAVE DESIGNED ALL STORM WATER DRAINAGE FOR AUSTIN PLANNED DEVELOPMENT TO ASSURE THAT NEITHER SAID SUBDIVISION NOR ADJOINING PROPERTY WILL BE DAMAGED OR THE CHARACTER OF LAND USE BE AFFECTED BY THE VELOCITY AND VOLUME OF WATER ENTERING OR LEAVING SAME.

IN WITNESS WHEREOF, I, THE SAID PROFESSIONAL CIVIL ENGINEER HERETO SET OUT HAND AND AFFIX MY SEAL THIS JULY, 2025

PROFESSIONAL CIVIL ENGINEER
STATE OF TENNESSEE CERTIFICATE NO. 110070



CERTIFICATE OF SURVEY:

I, _____, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HAVE SURVEYED THE LANDS EMBRACED WITHIN THE PLAT DESIGNATED AS AUSTIN PLANNED DEVELOPMENT A SUBDIVISION ALL LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF BARTLETT, TENNESSEE, THAT SAID PLAT IS A TRUE AND CORRECT PLAT 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 HAS BEEN CORRECTLY MONUMENTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BARTLETT, TENNESSEE.

IN WITNESS WHEREOF, I, THE SAID, _____, SURVEYOR, HEREUNTO SET OUT HAND AND AFFIX MY SEAL THIS _____ DAY OF _____ 2025

LAND SURVEYOR
STATE OF TENNESSEE CERTIFICATE NO. _____

BOARD OF MAYOR AND ALDERMAN CERTIFICATE:

I, _____, 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

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:

WE, CITY CONSTRUCTION & DEVELOPMENT, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT AS OUR PLAN OF SUBDIVISION, AND DEDICATE THE STREETS, RIGHTS-OF-WAYS, EASEMENTS, AND RIGHTS OF ACCESS AS SHOWN AND /OR DESCRIBED TO THE PUBLIC USE FOREVER, AND HEREBY CERTIFY THAT WE ARE THE OWNERS IN FEE SIMPLE, DULY AUTHORIZED TO ACT AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE.

BART THOMAS _____ DATE _____

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED BART THOMAS WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED AS HIS OWN FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS _____DAY OF _____,2025.

MY COMMISSION EXPIRES _____
_____NOTARY PUBLIC

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.

NAME _____ TITLE _____ INSTITUTION _____ DATE _____

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED _____ WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED HIMSELF TO BE _____ OF _____ AND HE AS SUCH _____ EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THERIN CONTAINED BY SIGNING HIS NAME AS REPRESENTATIVE OF THE MORTGAGEE.

WITNESS MY HAND AND NOTARIAL SEAL, THIS _____DAY OF _____,2025.

MY COMMISSION EXPIRES _____
_____NOTARY PUBLIC

RESTRICTIVE COVENANTS AND SIMILAR DOCUMENTS ARE PRIVATE IN SCOPE AND NOT SUBJECT TO GOVERNMENTAL APPROVAL AND ENFORCEMENT.

PROTECTIVE COVENANTS:

1. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF THIRTY YEARS FROM THE DATE THESE COVENANTS ARE RECORDED AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

2. ENFORCEMENT SHALL BE BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.

3. SEVERABILITY - INVALIDATION OF ANY ONE OF THESE COVENANTS BY OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

4. LAND USE AND BUILDING TYPE - NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES.

5. EASEMENTS - THERE ARE PERPETUAL EASEMENTS SHOWN HEREON RESERVED FOR UTILITY INSTALLATION AND MAINTENANCE FOR DRAINAGE INSTALLATION AND MAINTENANCE FOR SANITARY SEWER INSTALLATION AND MAINTENANCE.

6. BUILDING LOCATION - THE LOCATION OF ANY BUILDING CONSTRUCTED SHALL BE IN ACCORDANCE WITH CITY OF BARTLETT, TENNESSEE ZONING REGULATIONS, HOWEVER, IN NO CASE SHALL A BUILDING BE LOCATED NEARER THAN THE MINIMUM BUILDING SETBACK FROM ANY STREET IN THE SUBDIVISION. FOR THE PURPOSE OF THIS COVENANT EAVEA, STEPS AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF THE BUILDING, PROVIDED, HOWEVER, THAT THIS PLAT SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCROACH UPON ANOTHER LOT.

7. NUISANCES - NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

8. TEMPORARY STRUCTURE - NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.

9. FENCING - NO FENCE OR WALL SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT NEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK LINE. WOODEN FENCES EXCLUDING POST AND STRINGERS SHALL BE CONSTRUCTED OF WESTERN RED CEDAR.

10. A MINIMUM TWO (2) CAR ENCLOSED GARAGE IS REQUIRED FOR EVERY LOT.

11. ARCHITECTURAL CONTROL - NO BUILDING SHALL BE ERECTED, PLACED UPON ANY LOT OR ALTERED UNTIL THE DESIGN AND PLOT PLAN SHOWING THE LOCATION OF THE STRUCTURE AND THE EXTERNAL MATERIALS AND ELEVATIONS HAVE BEEN APPROVED IN WRITING BY GBI CONTRACTORS, INC. OR BY REPRESENTATIVE APPOINTED BY GBI CONTRACTORS, INC.. IN THE EVENT THAT GBI CONTRACTORS, INC. OR THEIR REPRESENTATIVE FAILS TO APPROVE OR DISAPPROVE SUCH PLANS AS TO DESIGN AND LOCATION WITHIN A PERIOD OF THIRTY (30) DAYS AFTER SUBMISSION OF PLANS AND SPECIFICATION TO THEM OR TO IT, THEN SUCH APPROVAL WILL NOT BE REQUIRED.

FINAL PLAT
SHEET 2 OF 2

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