V. SIGNS

A. Area B: Signs shall be regulated by the C-P District requirements of the Zoning Ordinance including the following: The design and materials of signs shall be consistent with the proposed buildings subject to site plan review and approval.

VI. DRAINAGE:

A. Provide stormwater detention for the proposed residential area in accordance with the Fletcher Creek Drainage Ordinance.

B. A separate stormwater detention pond shall be provided for the future commercial area in accordance with the Fletcher Creek Drainage Ordinance.

C. Drainage data shall be provided for assessment of on-site detention requirements by County Engineer's Office. All drainage plans shall be submitted for review by the offices of the Shelby County Engineer and the City of Memphis Engineer.

D. Drainage improvements, including possible on-site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision and Zoning Regulations in effect when final plans are recorded and with the City of Memphis Drainage Design Manual.

E. Detention facilities, if required, are to be fully operational immediately after the clearing of the vegetation. Silt and debris connected with early construction shall be removed periodically from the detention area and control structure in order to maintain maximum storage capacity.

VII PARKING:

Off-street parking loading and queuing spaces shall be provided in accordance with Chapter 28 of the Zoning Ordinance- Regulations.

VIII. SITE PLAN REVIEW BY THE LAND USE CONTROL BOARD

A. Prior to the approval of any final plan for Areas B, a site plan shall be submitted for the review, comment and recommendation of the of the Office of Planning and development (OPD) and appropriate City and County agencies and the approval of the Land Use Control Board.

B. The site plan shall be submitted at least twenty (20) days prior to the Land Use Control Board in which it will be on the agenda. It shall include the following information:.

1. The location and dimensions, of all buildings or buildable areas, signs and parking areas. Building height shall be included for all buildings higher than 35 feet.

2. The layout of all public streets, private drives and the dimensions and area of any lots.

3. Specific plans for internal and perimeter landscaping, screening and exterior lighting with identification of the plant species.

4. Illustrations of the design and materials of proposed buildings and signs.

5. The location of loading facilities and trash receptacles.

6. The number location and dimensions of parking spaces.

7. A survey of the trees to preserved and the trees to be removed, including groups of trees and individual trees at least 10 inches in diameter at breast height (DBH).

C. The site plan shall be reviewed according to the following criteria.

1. Adequacy of needed public facilities and infrastructure and conformance to the Zoning and Subdivision Regulations and standards.

2. Internal compatibility between uses and design features.

3. Conformance with the outline plan conditions.

4. Compatibility with adjacent properties as judged from the final elements of site development including landscaping, screening and architectural design.

IX. MODIFICATIONS TO PLAN

The Land Use Control Board may modify the bulk, access, landscaping, parking, loading, screening, signs, and other site design requirements if equivalent alternatives are presented; provided however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder, may within ten (10) days of such action file a written appeal to the Director of the Office of Planning and Development to have such action reviewed by the appropriate governing bodies.

X. TIME LIMIT

A final plan shall be filed within five (5) years of approval of the Outline Plan. The Land Use Control Board may grant extensions at the request of the applicant, subject to additional conditions and standards, if any. A request for a time extension shall be filed a minimum of 60 days prior to the expiration date.

XI. FINAL PLAN REQUIREMENTS - Any final plan shall include the following:

A. The outline plan conditions.

B. A standard subdivision contract as in accordance with the Subdivision Regulations and Shelby County Paving Policy for any needed public improvements.

C. The exact location and dimensions including height, of all non-single family detached residential buildings, parking areas and number of parking spaces, drives, and required landscaping and screening.

D. A rendering, including plan view and elevation, of any proposed development identification signs in Parcel II, Parcel II, and Parcel I, Area B showing the height, dimensions and design thereof.

E. The location and ownership, whether public or private, of any easement.

F. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City or County Engineer, as applicable. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City/County Engineer's Office. Such maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash; mowing.

G. All common open areas, private streets, private sewers, and private drainage shall be owned and maintained by a property owners association. A statement to this effect shall appear on the final plat.

H. The following note(s) shall be included on any final plat filed for this subdivision:

> "This is a private development. The Homeowners' Association is solely responsible for all maintenance and repair of private facilities including streets, roads, sewers, and storm drains. There is not, nor ever will be, any County or City responsibility for these facilities."

Support of P.D. 07-344 CC

7399 Macon Road
Cordova, Tennessee 38018
January 8, 2008

Ms. Sheila Pounder
Memphis and Shelby County Office
of Planning and Development
125 North Main Street, Suite 468
Memphis, Tennessee 38103-3074

Dear Ms. Pounder;

This is a letter in support of the proposed gated community of Teransky, LLC with the **case number: P.D. 07-344CC**. In the past we have raised some concerns to you about the proposed use of this property.

As you may remember, the concerns we have had in the past have been both aesthetic and practical. We are generally opposed to the loss of green space anywhere, but especially in the area around us. We have seen acres of property immediately around us totally stripped of all its trees—many of them stately oaks. Not only is this not aesthetically pleasant, but it is not prudent for the environment. The more practical objections have included: the use of commercial space for anti-family businesses, spoilage of a cemetery site and increased run off to our property and the flood plain in general.

My wife and I have talked with Darryl Lansky and have reviewed the proposed site plan. We have included a copy of the plan that Mr. Lansky gave us yesterday. Although, not ideal, we think that it is a reasonable balance between affordable housing and the maintenance of the aesthetics of the area. Mr. Lanksy has stated to us the following:

1. The commercial development would be small, relatively low traffic businesses, e.g. a coffee shop to create a neighborhood atmosphere. There would be no "adult entertainment" or liquor stores.
2. The old Raleigh-LaGrange area with its beautiful trees would remain in tact.
3. There would be a "green space" area where the cemetery is located.
4. The run off would be diverted to Macon Road and there would be a catchment area that would minimize any flooding.

Given these promises, my wife and I can support this proposal. We realize that other options may not be nearly as attractive or as environmentally friendly. We appreciate your and the Board's attempt to create more responsible developments. If you have any questions my cell phone is 901-496-1791 and/or email is ranelsonmd@pol.net.

Sincerely,

Richard and Susan Nelson

OUTLINE PLAN
SHELBY PARK EAST PD
OWNER:
DIGGS FAMILY
DEVELOPER:
48 LOTS
SRC CONSULTING, LLC
SHELBY COUN
Wacon Road
Applying Road

Shelby County Fiscal Impact Model
v. 3.1 11/27/06
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Project Summary

Budget year dollars	*2006*					
Shelby Park East 1: with Schools	*Units*	*Average Appraised Value per Unit*	*Total Appraised Value*	*Total Assessed Value*	*Average Pupils Per New Unit*	*Pupils*
Project profile						
Residential (dwelling units)						
Residential - single family, detached	48	$225,000	$10,800,000	$2,700,000	0.57	27.36
Residential - single family attached	0	$0	$0	$0	0.43	0.00
Residential - condominium	0	$0	$0	$0	0.21	0.00
Residential - multi-family apartment	0	$0	$0	$0	0.21	0.00
Subtotal	48		$10,800,000	$2,700,000		27.36
Commercial (square feet)						
Commercial - office	0	$0	$0	$0		
Commercial - retail	38,000	$125	$4,750,000	$1,900,000		
Commercial - hotel/motel	0	$0	$0	$0		
Commercial - other	0	$0	$0	$0		
Subtotal	38,000		$4,750,000	$1,900,000		
Industrial (square feet)	0	$0	$0	$0		
Project total			$15,550,000	$4,600,000		

Project-related expenditures	
General purpose	$72,154
Transfers	
Transfer to the Med	$621
Transfer to Shelby County Bd of Ed	$7,389
Transfer to City of Memphis Bd of Ed	$18,706
Debt service	
Schools	$41,089
Roads	$12,288
All other	$5,085
Total expenditures	$157,331
Project-related revenue	
Local taxes	$200,559
Local revenue	$3,259
State source	$4,010
Elected officials	$8,959
Investments, misc, other	$599
Capital proffers (annualized)	$0
Total revenue	$217,386
Revenue offsets	
Real property taxes, parcel, other land value	$63,120
Net project fiscal impact	**($3,065)**

Pounder, Sheila

From: *McCloud, Carlos*
Sent: *Tuesday, January 08, 2008 11:58 AM*
To: *Pounder, Sheila*
Subject: *FW: Send Us Your Comments*
Importance: *Low*

From: Mlott@co.shelby.tn.us [mailto:Mlott@co.shelby.tn.us]
Sent: Tuesday, January 08, 2008 9:15 AM
To: McCloud, Carlos
Subject: Send Us Your Comments
Importance: Low

FullName: Allen S. Mitchell
Email: asmitchell2000@comcast.net
Phone: 901-674-4968
Comment: JANUARY 8, 2007 MEMPHIS & SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT 125 NORTH MAIN STREET SUITE # 468 MEMPHIS, TN. 38103.3074 CASE # P.D. 07-344CC IN REGARDS TO THE ABOVE CASE NUMBER PLEASE BE ADVISED THAT I HAVE NO OBJECTIONS TO THE DEVELOPMENT BY TERANSKY, LLC. PLEASE DISREGARD ANY OBJECTIONS, WITH MY SIGNATURE ON IT, THAT WERE/WAS FILED WITH YOUR OFFICES. I FEEL THIS DEVELOPMENT WILL ONLY ENHANCE OUR SUBDIVISION AND ITS VALUES. SINCERELY, ALLEN S. MITCHELL 7428 GREY HEATHER WAY CORDOVA, TN 38018-8225 901.309.9595 / 901.373.3201

Petition in Opposition of P.D. 07-344 CC

Name	Address
Shannon Sanoal	845 Abbey Grove G
[illegible]	7424 Dalwhinnie TR
Caroline Mason	7448 Glennmere Way
Patricia A. Lewis	7452 Glennmere
Maria DeHoso	7451 Glennmere Way
Jerda Grashamer	857 Abbey Grove Lane
Cathy Brooks	7431 Dalwhinnie
TERRELL WOODRUFF	7419 DAL WHINNIE
WANDA RICHARDSON	7423 DAL WHINNIE
[illegible]	871 Abbey Grove
Marti Miller	887 Abbey Grove Lane
Jamie Boyd	889 Abbey Grove, Ln
Russel Durban	893 Abbey Grove LN
[illegible]	909 Abbey Grove
Agnes B. Garner	7451 Macon Rd
Casey Doyle	7447 Macon Rd
Jack McCrory	928 Dalemore
Anne McCrory	924 Dalemore
[illegible]	912 Dalemore LN
Maria DeHoso	905 DALAMORE LN.
Stephanie Gilles	845 Dalemore LN.
Christianne Bonner	7436 Bakers Glenn lane
Preston Giles Alicia Giles	7436 Greyheather Way
Jason King	7440 Greyheather Way
ALLEN MITCHELL	7428 GREY HEATHER WAY
Ann Caraway	7436 Dalwhinnie Trail
Leecie Butler	853 Abbey Grove Lane
Jeremy Lehmann	865 Abbey Grove Ln
PAUL YOUNG	7411 BAKERS Glenn LN
Cynthia Gauba	7421 Bakers Glenn Ln
[illegible]	7441 Dalwhinnie Trl
[illegible]	7445 Dalwhinnie Trl.
[illegible]	7469 Dal Whinnie Trl
[illegible]	7473 Dal Whinnie Trl.
Francis Coyle	7485 Dal Whinnie Trail
Carrie Greene	7513 Bakers Glenn Lane
THOMAS H. Arthur	7487 Bakers Glenn Ln
[illegible]	7476 " "
[illegible]	7423 Bakers Glenn Lane
Lou Ann Vaught	885 Abbey Grove
~~Sandy~~ Sandy Lewis	901 Abbey Grove
Helen S. Perry	7447 Glennmere Way
[illegible]	7430 BAKERS GLENN LANE
[illegible]	7420 Bakers Glenn Ln
[illegible]	7435 BAKERS GLENN LN 38018
Renée Hooker	7444 Greyheather Way 38018
Leigh Hays	7449 Bakers Glenn Lane
Judith Brooks	7451 Bakers Glenn Lane
[illegible]	891 DALEMORE LN

September 10,2007

Memphis & Shelby County Offrice of Plannning & Development
125 North Main Street
Memphis, Tennessee 38103-3074

To Whom It May Concern :

The following property owners of the Glenn Abbey Planned Urban Development (PUD)on Macon Road are opposed to the planned development identified below in the recent Public Hearing Notice. In lieu of attendance at the Public Hearing, please recognize this written response.

The MEMPHIS & SHELBY COUNTY LAND USE CONTROL BOARD Public Hearing on a PLANNED DEVELOPMENT application.

CASE NUMBER: P.D. 07-325 CC

DEVELOPMENT NAME :Shelby Park Planned development: Amended

LOCATION: South Side of Macon @ Raleigh LaGrange Rd.

APPLICANT: Teransky, LLC PROPERTY SIZE 13.61 Acres

PUBLIC HEARING DATE: Thursday, September 13,2007
1:00 pm at City Hall Council Chambers

GLEN ABBEY PROPERTY OWNERS SIGNATURES OF OPPOSITION

Name	Address
[illegible] Murphy	876 Abbey Grove Lane
[illegible]	861 Abbey Grove Lane
Jennifer & Todd Stamey	7420 Dalwhinnie Trail
Jan Hopper	7427 Bakers Glenn
[illegible] MARK EAGLESON	7429 DALWHINNIE TRAIL
[illegible]	7453 Dalwhinnie Trail
[illegible] W. Cambrun	7452 Dalwhinnie Trl.
[illegible]	7465 Dalwhinnie Trail
[illegible]	7474 Dal Whinnie Trail
Daniel Rodriguez	7501 Dal Whinnie trail
[illegible]	7505 Dal Whinnie Trail
[illegible]	7509 Dal Whinnie Trail
Theresa Thorne	7522 Bakers Glenn Lane
Carole Martin	7510 Bakers Glenn Lane
Katherine B Tuso	7495 Bakers Glenn Lane
Sheri Neely	7471 Bakers Glenn Lane

NAME	ADDRESS
Robert L. [illegible]	7456 Glenmere Way
Mrs. Linda [illegible]	7455 Glenmere Way
[illegible]	920 Dalemoor Ln.
Mary Humphreys	7460 Dalwhinnie Trail 38018
Cris Larson	7428 Dalwhinnie Trail Cordova, TN 38018