

ORDINANCE NO: 5682

ZONING ORDINANCE AMENDING ORDINANCE NO. 5367 OF THE CODE OF ORDINANCES, CITY OF MEMPHIS, TENNESSEE, ADOPTED ON AUGUST 10, 2010, AS AMENDED, KNOWN AS THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE, SO AS TO MAKE CERTAIN CHANGES IN THE USE DISTRICTS PROVIDED IN SAID ORDINANCE

WHEREAS, a proposed amendment to the Memphis and Shelby County Unified Development Code, being Ordinance No. 5367 of the Code of Ordinances, City of Memphis, Tennessee, as amended, has been submitted to the Memphis and Shelby County Land Use Control Board for its recommendation and report, designated as

Case Number: Z 17-11

WHEREAS, the Memphis and Shelby County Land Use Control Board has filed its recommendation and report with the Council of the City of Memphis; and

WHEREAS, the provisions of the Code of Ordinances, City of Memphis, Tennessee, as amended, relating to the proposed amendment, have been complied with;

NOW THEREFORE, be it ordained by the Council of the City of Memphis:

SECTION 1:

THAT, the Memphis and Shelby County Unified Development Code, Ordinance No. 5367 of the Code of Ordinances, City of Memphis, as amended, be and the same hereby is amended with respect to Use Districts, as follows:

BY TAKING THE FOLLOWING PROPERTY OUT OF THE RESIDENTIAL SINGLE-FAMILY – 6 (R-6) USE DISTRICT AND THE RESIDENTIAL URBAN – 3 (R-3) USE DISTRICT AND INCLUDING IT IN THE EMPLOYMENT (EMP) USE DISTRICT.

The following property located in the City of Memphis, Tennessee being more particularly described as follows:

AREA 1

PROPERTY DESCRIPTION OF THE MEMPHIS SHELBY COUNTY AIRPORT AUTHORITY PROPERTY BEING SECTION A, SECTION B AND FIRST ADDITION - SECTION A, SOUTHERN PARKWAY SUBDIVISION AS RECORDED IN PLAT BOOK 19 PAGE 6, PLAT BOOK 19 PAGE 64 AND PLAT BOOK 22 PAGE 38 IN MEMPHIS, SHELBY COUNTY, TENNESSEE:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF KETCHUM ROAD WITH THE EAST LINE OF THE BOARD OF EDUCATION PROPERTY; THENCE WITH THE SOUTH LINE OF KETCHUM ROAD THE FOLLOWING CALLS:

NORTH 70 DEGREES 03 MINUTES 50 SECONDS EAST A DISTANCE OF 180.45 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTWARDLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 826.59 FEET A DISTANCE OF 283.69 FEET TO A POINT; THENCE NORTH 89 DEGREES 43 MINUTES 40 SECONDS EAST A DISTANCE OF 513.20 FEET TO A POINT IN THE IN THE WEST LINE OF THE NEW JERUSALEM CHURCH OF GOD IN CHRIST MINISTRIES; THENCE WITH SAID WEST LINE THE FOLLOWING CALLS:

SOUTH 00 DEGREES 18 MINUTES 07 SECONDS EAST A DISTANCE OF 500.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 29 MINUTES 47 SECONDS EAST A DISTANCE OF 4.64 FEET TO A POINT; THENCE SOUTH 11 DEGREES 56 MINUTES 27 SECONDS EAST A DISTANCE OF 90.47 FEET TO A POINT IN THE WEST LINE OF THE MULTIFAMILY RESTORATION LLC PROPERTY AS DESCRIBED IN INSTRUMENT 15066278; THENCE WITH THE WESTERLY LINE THE FOLLOWING CALLS:

SOUTH 11 DEGREES 39 MINUTES 18 SECONDS WEST A DISTANCE OF 143.72 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTWARDLY ALONG A CURVE TO THE LEFT A DISTANCE OF 45.58 FEET TO A POINT; THENCE SOUTH 23 DEGREES 55 MINUTES 23 SECONDS EAST A DISTANCE OF 133.39 FEET TO A POINT; THENCE SOUTH 38 DEGREES 45 MINUTES 00 SECONDS WEST A DISTANCE OF 405.85 FEET TO A POINT IN THE NORTH LINE OF INTERSTATE 240; THENCE SOUTH 80 DEGREES 42 MINUTES 00 SECONDS WEST WITH THE NORTH LINE OF INTERSTATE 240 A DISTANCE OF 45.04 FEET TO A POINT IN THE EAST LINE OF THE BOARD OF EDUCATION PROPERTY; THENCE WITH SAID EAST LINE THE FOLLOWING CALLS: NORTH 32 DEGREES 27 MINUTES 40 SECONDS WEST A DISTANCE OF 284.66 FEET TO A POINT; THENCE NORTH 38 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 82.04 FEET TO A POINT; THENCE NORTH 45 DEGREES 11 MINUTES 21 SECONDS WEST A DISTANCE OF 122.13 FEET TO A POINT ON A CURVE; THENCE WESTWARDLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET A DISTANCE OF 57.16 FEET TO A POINT; THENCE NORTH 32 DEGREES 27 MINUTES 40 SECONDS WEST A DISTANCE OF 55.48 FEET TO A POINT ON A CURVE; THENCE NORTHEASTWARDLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 68.05 FEET A DISTANCE OF 69.36 FEET TO A POINT; THENCE NORTH 00 DEGREES 16 MINUTES 20 SECONDS WEST A DISTANCE OF 33.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 43 MINUTES 40 SECONDS WEST A DISTANCE OF 89.65 FEET TO A POINT; THENCE NORTH 32 DEGREES 27 MINUTES 40 SECONDS WEST A DISTANCE OF 66.36 FEET TO A POINT; THENCE NORTH 00 DEGREES 16 MINUTES 20 SECONDS WEST A DISTANCE OF 192.82 FEET TO A POINT; THENCE NORTH 85 DEGREES 07 MINUTES 35 SECONDS WEST A DISTANCE OF 129.19 FEET TO A POINT; THENCE NORTH 32 DEGREES 27 MINUTES 40 SECONDS WEST A DISTANCE OF 55.36 FEET TO A POINT; THENCE SOUTH 89 DEGREES 19 MINUTES 38 SECONDS WEST A DISTANCE OF 154. 69 FEET TO A POINT; THENCE NORTH 00 DEGREES 59 MINUTES 00 SECONDS WEST A DISTANCE OF 122.27 FEET TO A POINT; THENCE NORTH 19 DEGREES 56 MINUTES 10 SECONDS WEST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 16 ACRES MORE OR LESS.

AREA 2

PROPERTY DESCRIPTION OF THE MULTIFAMILY RESTORATION LLC PROPERTY AS DESCRIBED IN INSTRUMENT 15066278 BEING THE PENDLETON ARMS APARTMENTS AS RECORDED IN PLAT BOOK 42 PAGE 15 IN MEMPHIS, SHELBY COUNTY, TENNESSEE:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NEW JERUSALEM CHURCH OF GOD IN CHRIST MINISTRIES WITH THE EAST LINE OF MEMPHIS SHELBY COUNTY AIRPORT AUTHORITY PROPERTY; THENCE 89 DEGREES 16 MINUTES 00 SECONDS EAST A DISTANCE OF

130.14 FEET TO A POINT IN THE EAST LINE OF SAID CHURCH; THENCE NORTH 00 DEGREES 44 MINUTES 00 SECONDS WEST A DISTANCE OF 86.49 FEET TO A POINT IN THE SOUTH LINE OF THE MEDLEY APARTMENTS LP PROPERTY; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST WITH SAID SOUTH LINE A DISTANCE OF 703.05 FEET TO A POINT IN THE WEST LINE OF THE GRIFFITH PROPERTY; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS EAST A DISTANCE OF 508.96 FEET TO A POINT IN THE NORTH LINE OF INTERSTATE 240; THENCE SOUTH 80 DEGREES 42 MINUTES 00 SECONDS WEST WITH SAID NORTH LINE A DISTANCE OF 1062.36 FEET TO A POINT IN THE EAST LINE OF THE MEMPHIS AND SHELBY COUNTY AIRPORT AUTHORITY PROPERTY; THENCE WITH SAID EAST LINE THE FOLLOWING CALLS:

NORTH 38 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 405.85 FEET TO A POINT; THENCE NORTH 23 DEGREES 55 MINUTES 23 SECONDS WEST A DISTANCE OF 133.69 FEET TO A POINT ON A CURVE; THENCE NORTHEASTWARDLY ALONG A CURVE TO THE RIGHT A DISTANCE OF 45.58 FEET TO A POINT; THENCE NORTH 11 DEGREES 39 MINUTES 18 SECONDS WEST A DISTANCE OF 143.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.2 ACRES MORE OR LESS.

SECTION 2:

THAT, the Director of the Office of Planning and Development be, and is hereby directed to make the necessary changes in the Official Use District Maps to conform to the changes herein made; that all official maps and records of the Memphis and Shelby County Land Use Control Board and the City of Memphis be, and they hereby are, amended and changed so as to show the aforementioned amendment of the said Zoning Ordinance.

SECTION 3:

THAT, this ordinance take effect from and after the date it shall have been passed by the Council, signed by the Chairman of the Council, certified and delivered to the Office of the Mayor in writing by the comptroller, and become effective as otherwise provided by law.

ATTEST:

THE FOREGOING ORDINANCE
5682 PASSED
1st Reading 03-06-2018
2nd Reading 03-20-2018
3rd Reading 04-10-2018
Approved [Signature]
Chairman of Council

Date Signed: 4/24/18

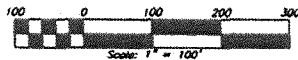
APPROVED:
[Signature]
Mayor, City of Memphis

Date Signed: 4/25/18

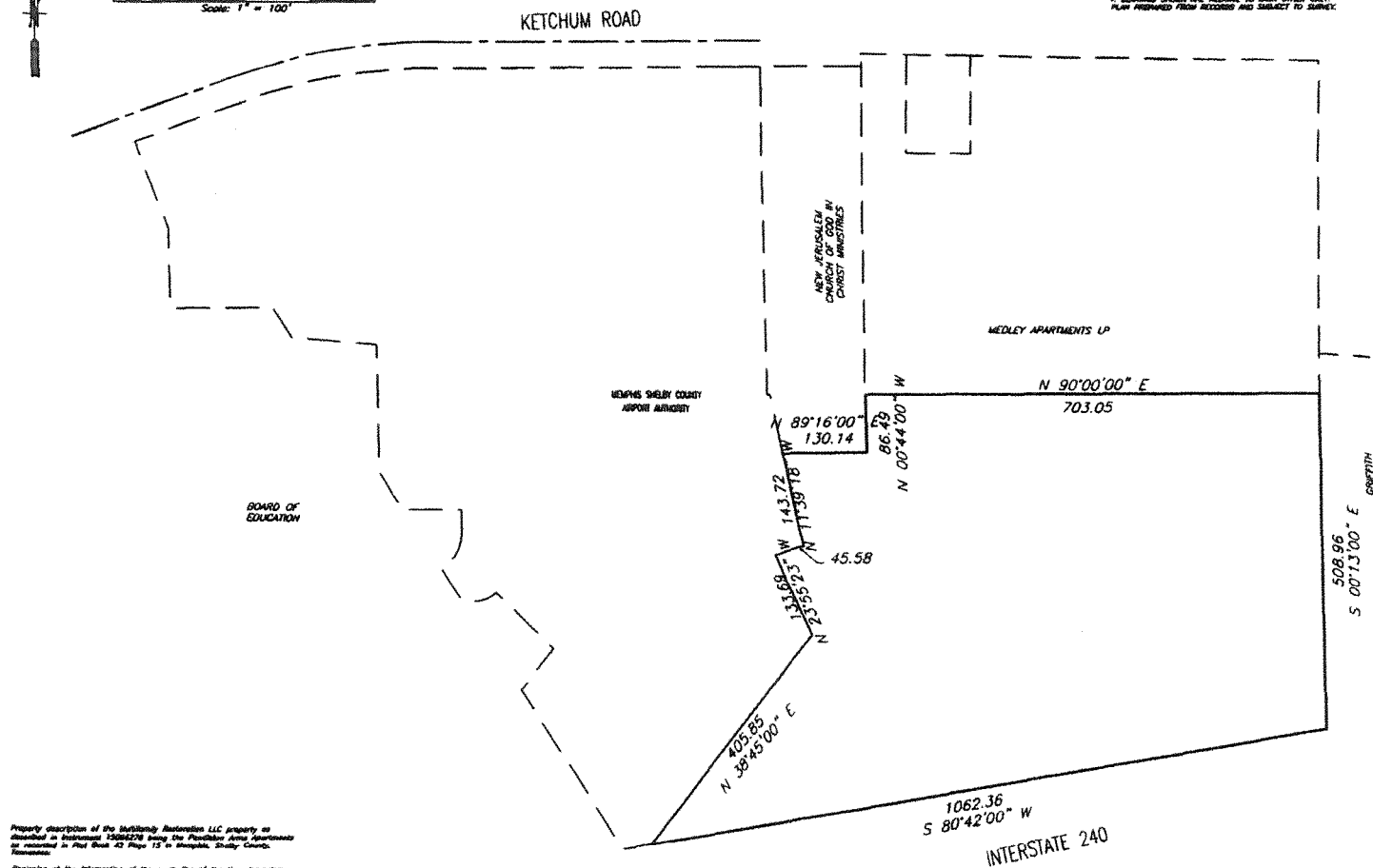
I hereby certify that the foregoing is a true copy, and said document was adopted by the Council of the City of Memphis as above indicated and approved by the Mayor.

Valerie C. Sipes
Comptroller

CC: Office of Construction Code Enforcement
Office of Planning and Development- LUC
Shelby County Assessor



NOTES
1. SURVEY SHOWN ARE RELATIVE TO EACH OTHER ONLY.
PLAN PREPARED FROM RECORDS AND SUBJECT TO SURVEY.



Property description of the Multifamily Restoration LLC property as described in Instrument 15066278 being the Pendleton Arms Apartments as recorded in Plat Book 42 Page 15 in Memphis, Shelby County, Tennessee.

Beginning at the intersection of the south line of the New Jerusalem Church of God's Christ Ministry with the east line of Memphis Shelby County Airport Authority property; thence North 89 degrees 16 minutes 00 seconds East a distance of 130.14 feet to a point in the east line of said church; thence North 00 degrees 44 minutes 00 seconds West a distance of 86.49 feet to a point in the south line of the Medley Apartments LP property; thence North 80 degrees 42 minutes 00 seconds East with said south line a distance of 1062.36 feet to a point in the east line of the Board of Education property; thence South 80 degrees 42 minutes 00 seconds East a distance of 508.96 feet to a point in the north line of Interstate 240; thence South 00 degrees 13 minutes 00 seconds West with said north line a distance of 508.96 feet to a point in the east line of the Memphis Shelby County Airport Authority property; thence with said east line the following:

North 38 degrees 45 minutes 00 seconds East a distance of 405.85 feet to a point; thence North 27 degrees 58 minutes 23 seconds West a distance of 133.88 feet to a point on a curve; thence north-south along a curve in the right of distance of 45.58 feet to a point; thence North 11 degrees 35 minutes 00 seconds West a distance of 142.78 feet to the point of beginning and containing 11.2 acres more or less.

Description prepared from records and subject to survey.

PLOT PLAN OF THE
MULTIFAMILY RESTORATION LLC PROPERTY AS DESCRIBED IN
INSTRUMENT 15066278 BEING THE PENDLETON ARMS
APARTMENTS AS RECORDED IN PLAT BOOK 42 PAGE 15 IN
MEMPHIS, SHELBY COUNTY, TENNESSEE

HARRIS & ASSOCIATES LAND SURVEYORS, LLC

6074 Apple Tree Drive, Suite 14 - Memphis, Tennessee 38115 - (901)382-2345

DATE: JUNE 29, 2017

SCALE: 1" = 100'

DRAWN BY: JH

BUYER: _____

ORDERED BY: _____

Jud Teppaka