



# STAFF REPORT

AGENDA ITEM: 12

**CASE NUMBER:** PD 20-04 **L.U.C.B. MEETING:** May 14, 2020

**DEVELOPMENT:** Whitehaven Works at Graves Elementary Planned Development

**LOCATION:** 3398 Graves Road (north of Winchester, east of Graves, and west of McCorkle)

**COUNCIL DISTRICT:** District 6 and Super District 8 – Positions 1, 2, and 3

**OWNER/APPLICANT:** Shelby County Board of Education / Made in Memphis, LLC

**REPRESENTATIVE:** Glankler Brown, PLLC – R. Hunter Humphreys and Mark T. Jobe Jr.

**REQUEST:** Limited light industrial uses with the intent of operating a 3D printing and production operation which would create customizable jewelry, collectibles, and other memorabilia with an ancillary vocational/technical training facility

**AREA:** +/-9.814 acres

**EXISTING ZONING:** Residential Single-Family – 10 (R-10)

## CONCLUSIONS

1. The subject property is bounded by single-family residential community and locating a 3D printing light manufacturing facility (light industrial use) with an ancillary vocational/technical training school at this site would create a less than ideal situation for the residents of this single-family neighborhood
2. The impact of day-to-day operations of a light manufacturing facility may be considered imprudent at this location and adversely impact the quality of life in the surrounding neighborhood despite the applicants proposed mitigation strategies and the limitations imposed as conditions by staff.
3. Furthermore, there are several instances of vacant land that is industrially zoned located within a one-mile radius of the subject property to the southwest, west, and north, see map on page 22 of this report.
4. The proposed development may unduly injure or damage the use, value and enjoyment of surrounding property or unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.
5. The location and arrangement of the structures, parking areas, walks, lighting and other service facilities may not be compatible with the surrounding land uses.

## CONSISTENCY WITH MEMPHIS 3.0

The request does not meet the criteria because a 3D printing light manufacturing facility is not considered an institutional use. However, the applicant has stated they intend to partner with the Shelby County Schools (SCS) to provide vocational/technical training in 3D printing to SCS students. As of the writing of this report, no partnership is yet in place. A vocational/technical training school would be considered an institutional use, and therefore, it is possible the development, or at least part of it, could be considered consistent. On the other hand, even under that scenario, the principal use of the facility would be manufacturing while the vocational use would merely be ancillary. See further analysis on pages 20-21 of this report.

## RECOMMENDATION:

*Rejection*

**GENERAL INFORMATION**

<b>Street Frontage:</b>	Winchester Road	+/-556.06 curvilinear feet
	Graves Road	+/-723.89 curvilinear feet
	McCorkle Road	+/-748.94 curvilinear feet

**Zoning Atlas Page:** 2330

**Parcel ID:** 077004 00010

**Existing Zoning:** Residential Single-Family – 10 (R-10)

**NEIGHBORHOOD MEETING**

Waived due to COVID-19 pandemic.

**PUBLIC NOTICE**

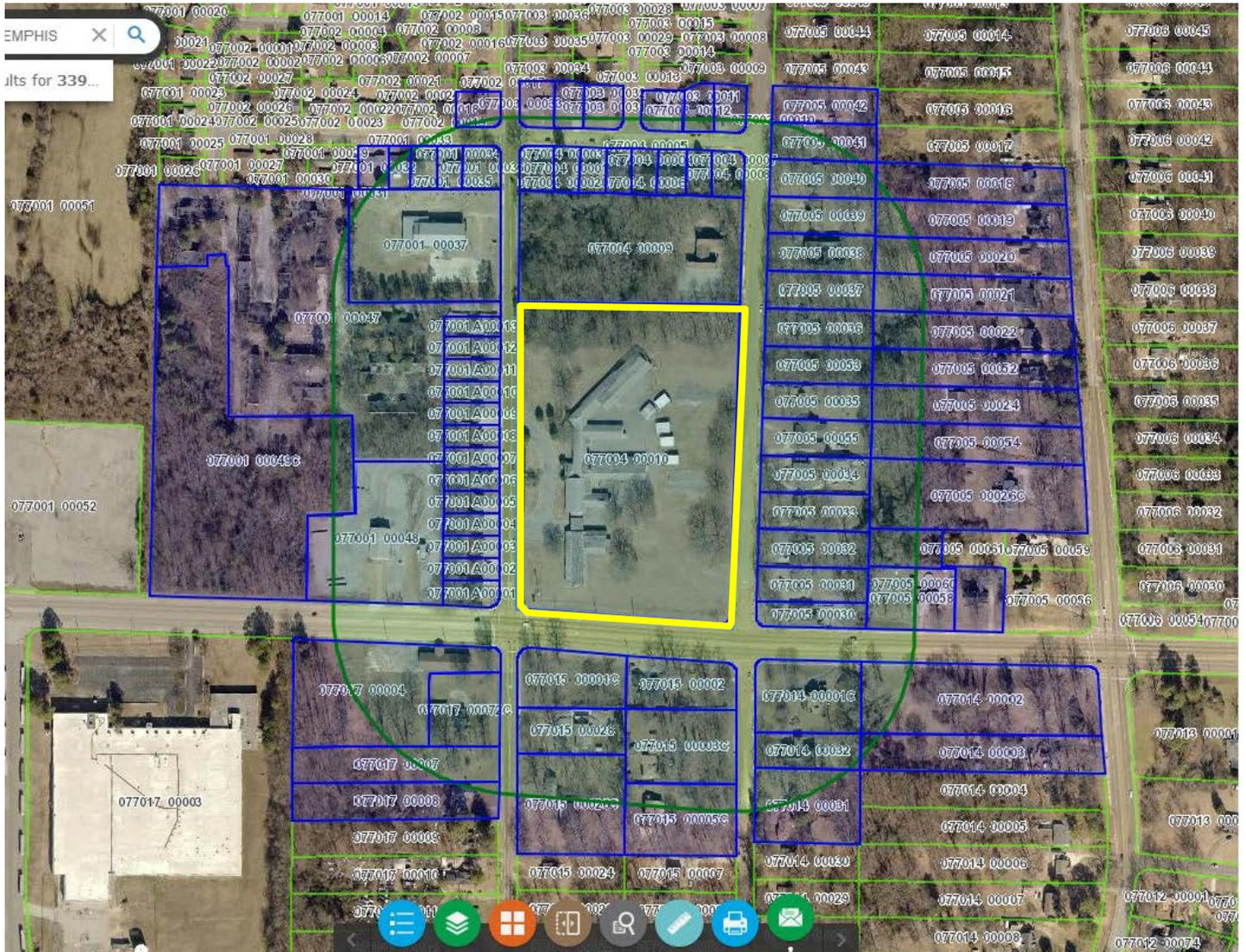
In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signs posted. A total of 76 notices were mailed on May 1, 2020, and a total of 4 signs posted at the subject property. The sign affidavit has been added to this report.

**LOCATION MAP**



Subject property located within the pink circle, Winchester neighborhood

### VICINITY MAP



Subject property outlined in yellow

**ZONING MAP**



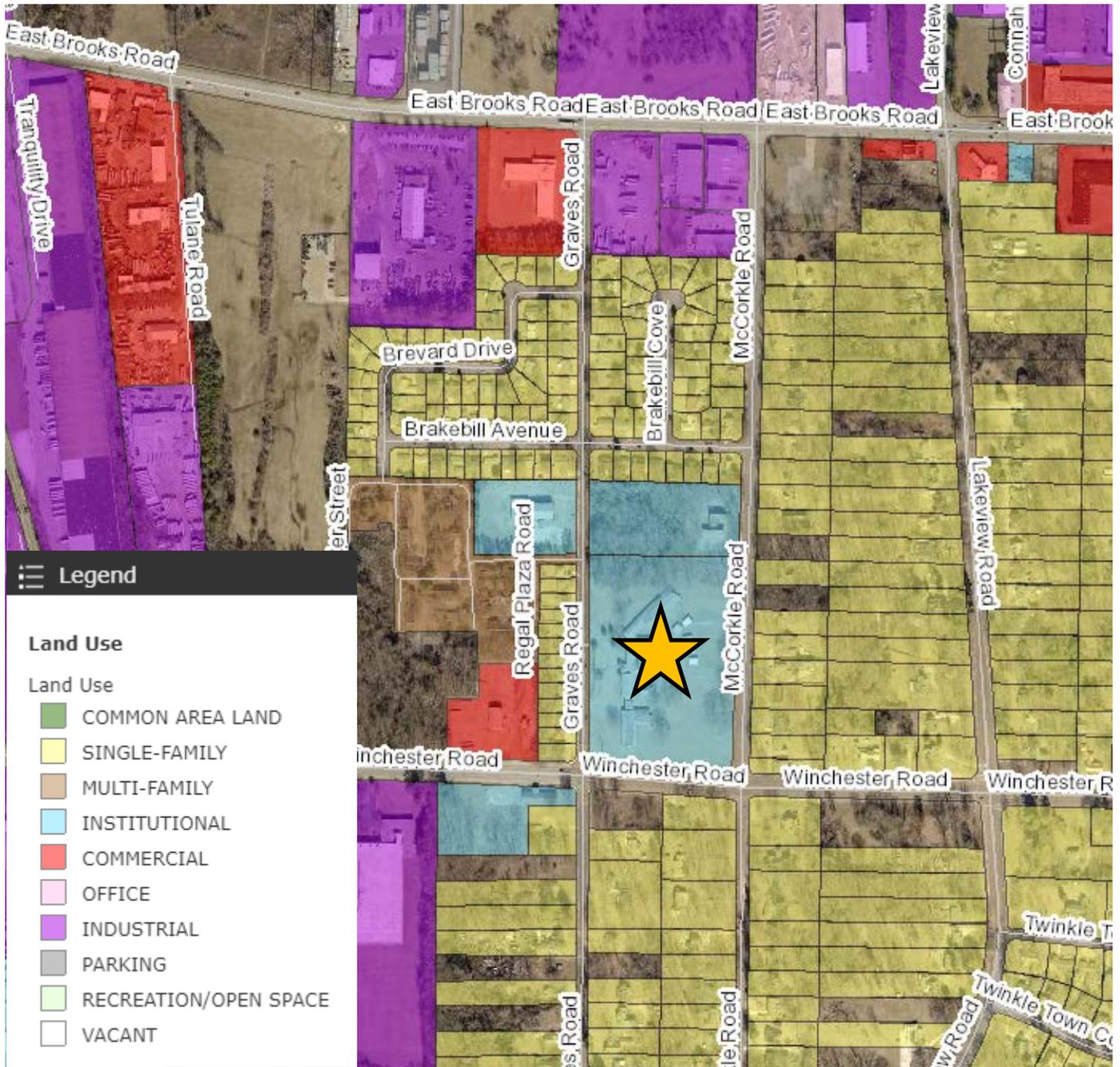
Subject property outlined in yellow

**Existing Zoning:** Residential Single-Family – 10 (R-10)

**Surrounding Zoning**

- North:** R-10
- East:** R-10
- South:** R-10
- West:** R-8

**LAND USE MAP**



Subject property indicated by an orange star

**SITE PHOTOS**



View of subject property from the intersection of Graves Road and Winchester Road looking northeast



View across Graves Road from subject property looking northwest



View of subject property from the intersection of McCorkle Road and Winchester Road looking northwest



View across McCorkle Road from subject property looking northeast



View of the northern boundary of the subject property from Graves Road looking east



View of the northern boundary of the subject property from McCorkle Road looking west



View across Winchester Road from subject property looking southwest



**LEGAL DESCRIPTION**

LEGAL DESCRIPTION

(COMMONLY KNOWN AS 3398 GRAVES ROAD, MEMPHIS, TN)

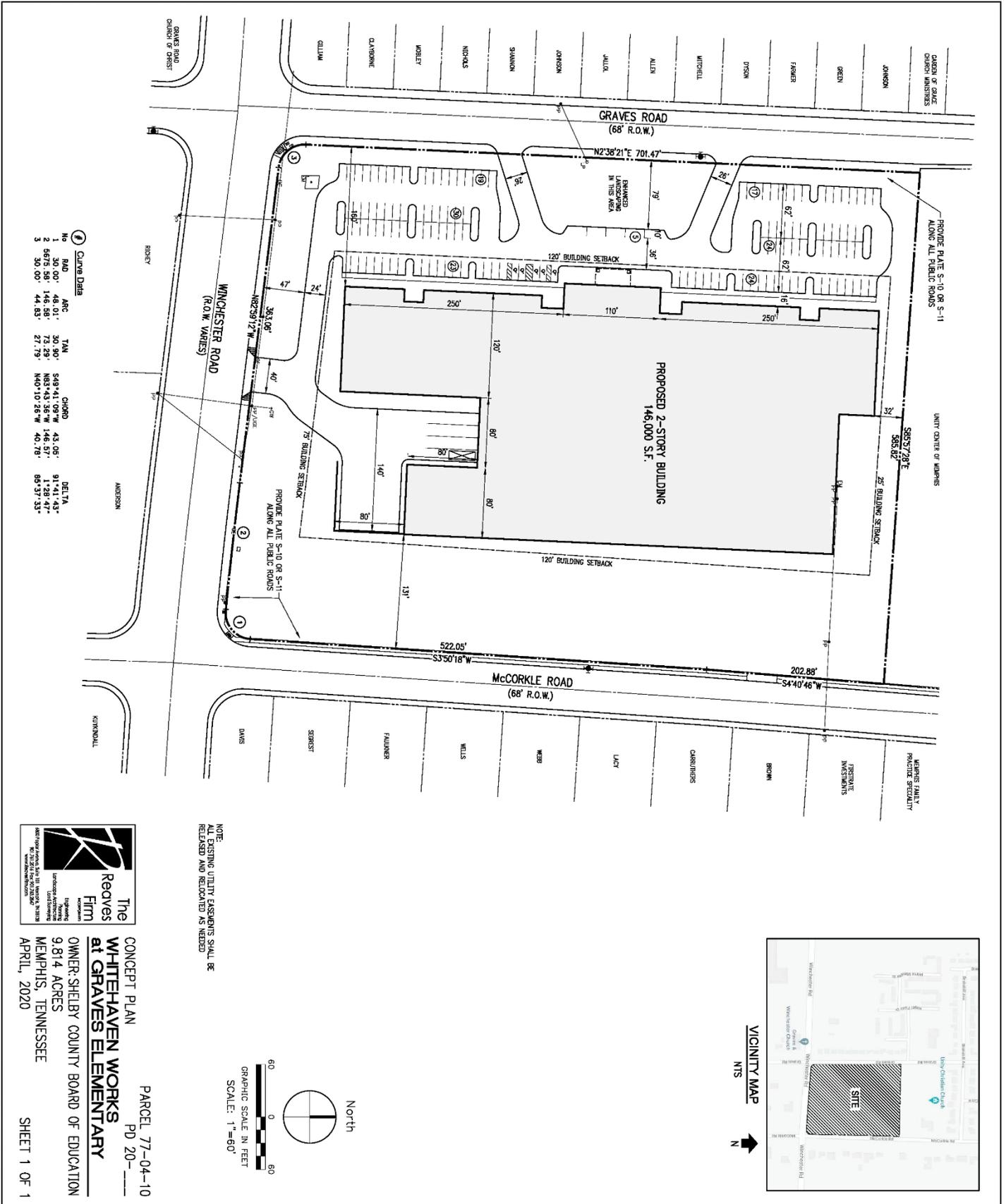
Real estate situated and being in the 2<sup>nd</sup> Civil District, County of Shelby, State of Tennessee, to wit:

The Southeast 11 Acres of the Hagerty Tract in Section 1, Range 8, Shelby County, Tennessee, being more particularly described as follows:

Beginning at the intersection of the north line of Winchester Road, 60 feet wide, with the east line of Graves Street, 50 feet wide, and running thence northwardly along the east line of Graves Street, passing an iron pin at 20 feet and continuing a further distance of 780.38 feet, in all a total distance of 800.38 feet to an iron pin; thence eastwardly parallel to Winchester Road 607.18 feet to an iron pin in the west line of McCorkle Street, dedicated 50 feet wide but not opened; thence southwardly along the said west line of McCorkle Street, passing an iron pin at 780.14 feet and continuing a further distance of 20 feet, in all a total of 800.14 feet to its intersection with the north line of Winchester Road; thence westwardly along the north line of Winchester Road a distance of 590.5 feet to a point of beginning, containing 11.00 acres.



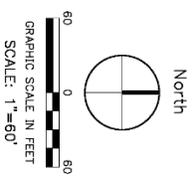
CONCEPT PLAN – ORIGINAL



**Curve Data**

NO.	PI	PT	PC	TA	CHORD	DELTA
1	30.00'	44.83'	27.79'	54°41.35'W	43.05'	1°28'47"
2	56.75'	146.58'	73.23'	N83°43.35'W	146.57'	1°28'47"
3	30.00'	44.83'	27.79'	N40°10.25'W	40.78'	85°37'33"

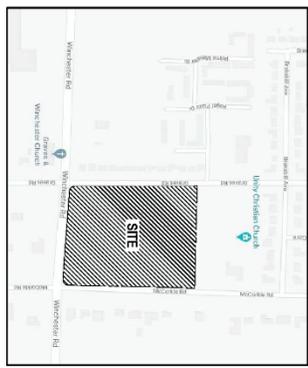
NOTE:  
 ALL EXISTING UTILITY EXPOSURES SHALL BE  
 REVEALED AND RECONSTRUCTED AS NEEDED



CONCEPT PLAN  
**WHITEHAVEN WORKS**  
**at GRAVES ELEMENTARY**  
 OWNER: SHELBY COUNTY BOARD OF EDUCATION  
 9.814 ACRES  
 MEMPHIS, TENNESSEE  
 APRIL, 2020

PARCEL 77-04-10  
 PD 20-04

SHEET 1 OF 1







## **STAFF ANALYSIS**

### **Request**

The application, planned development general provisions, and letter of intent have been added to this report.

The request is for limited light industrial uses with the intent of operating a 3D printing and production operation which would create customizable jewelry, collectibles, and other memorabilia with an ancillary vocational/technical training facility

### **Applicability**

Staff disagrees the applicability standards and criteria as set out in Section 4.10.2 of the Unified Development Code are or will be met.

#### *4.10.2 Applicability*

*The governing bodies may, upon proper application, grant a special use permit for a planned development (see Chapter 9.6) for a tract of any size within the City or for tracts of at least three acres in unincorporated Shelby County to facilitate the use of flexible techniques of land development and site design, by providing relief from district requirements designed for conventional developments, and may establish standards and procedures for planned developments in order to obtain one or more of the following objectives:*

- A. Environmental design in the development of land that is of a higher quality than is possible under the regulations otherwise applicable to the property.*
- B. Diversification in the uses permitted and variation in the relationship of uses, structures, open space and height of structures in developments intended as cohesive, unified projects.*
- C. Functional and beneficial uses of open space areas.*
- D. Preservation of natural features of a development site.*
- E. Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.*
- F. Rational and economic development in relation to public services.*
- G. Efficient and effective traffic circulation, both within and adjacent to the development site, that supports or enhances the approved transportation network.*
- H. Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environment and living units.*
- I. Revitalization of established commercial centers of integrated design to order to encourage the rehabilitation of such centers in order to meet current market preferences.*
- J. Provision in attractive and appropriate locations for business and manufacturing uses in well-designed buildings and provision of opportunities for employment closer to residence with a reduction in travel time from home to work.*

### **General Provisions**

Staff disagrees the general provisions standards and criteria as set out in Section 4.10.3 of the Unified Development Code are or will be met.

#### *4.10.3 General Provisions*

*The governing bodies may grant a special use permit for a planned development which modifies the applicable district regulations and other regulations of this development code upon written findings and recommendations of the Land Use Control Board and the Planning Director which shall be forwarded pursuant to provisions contained in this Chapter.*

- A. The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.*

- B. An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development.*
- C. The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses, and any part of the proposed development not used for structures, parking and loading areas or access way shall be landscaped or otherwise improved except where natural features are such as to justify preservation.*
- D. Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest.*
- E. Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.*
- F. Lots of record are created with the recording of a planned development final plan.*

### **Commercial or Industrial Criteria**

Staff disagrees the additional planned commercial or industrial development criteria as set out in Section 4.10.5 of the Unified Development Code are or will be met.

#### *4.10.5 Planned Commercial or Industrial Developments*

*Approval of a planned commercial or industrial development may be issued by the governing bodies for buildings or premises to be used for the retail sale of merchandise and services, parking areas, office buildings, hotels and motels and similar facilities ordinarily accepted as commercial center uses and those industrial uses which can be reasonably be expected to function in a compatible manner with the other permitted uses in the area. In addition to the applicable standards and criteria set forth in Section 4.10.3, planned commercial or industrial developments shall comply with the following standards:*

##### *A. Screening*

*When commercial or industrial structures or uses in a planned commercial or industrial development about a residential district or permitted residential buildings in the same development, screening may be required by the governing bodies.*

##### *B. Display of Merchandise*

*All business, manufacturing and processing shall be conducted, and all merchandise and materials shall be displayed and stored, within a completely enclosed building or within an open area which is completely screened from the view of adjacent properties and public rights-of-way, provided, however, that when an automobile service station or gasoline sales are permitted in a planned commercial development, gasoline may be sold from pumps outside of a structure.*

##### *C. Accessibility*

*The site shall be accessible from the proposed street network in the vicinity which will be adequate to carry the anticipated traffic of the proposed development. The streets and driveways on the site of the proposed development shall be adequate to serve the enterprises located in the proposed development.*

##### *D. Landscaping*

*Landscaping shall be required to provide screening of objectionable views of uses and the reduction of noise. High-rise buildings shall be located within the development in such a way as to minimize any adverse impact on adjoining low-rise buildings.*

### **Approval Criteria**

Staff disagrees the approval criteria as set out in Section 9.6.9 of the Unified Development Code are being met.

#### *9.6.9 Approval Criteria*

*No special use permit or planned development shall be approved unless the following findings are made*

*concerning the application:*

- A. The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.*
- B. The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations.*
- C. The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection and emergency services, water and sewers; or that the applicant will provide adequately for such services.*
- D. The project will not result in the destruction, loss or damage of any feature determined by the governing bodies to be of significant natural, scenic or historic importance.*
- E. The project complies with all additional standards imposed on it by any particular provisions authorizing such use.*
- F. The request will not adversely affect any plans to be considered (see Chapter 1.9), or violate the character of existing standards for development of the adjacent properties.*
- E. Memphis/Shelby County 424 Unified Development Code*
- F. The governing bodies may impose conditions to minimize adverse effects on the neighborhood or on public facilities, and to insure compatibility of the proposed development with surrounding properties, uses, and the purpose and intent of this development code.*
- G. Any decision to deny a special use permit request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record, per the Telecommunications Act of 1996, 47 USC 332(c)(7)(B)(iii). The review body may not take into account any environmental or health concerns.*

### **Site Description**

The subject property is +/-9.814 acres located at 3398 Graves Road (north of Winchester, east of Graves, and west of McCorkle). The subject property is the former site of Graves Elementary School, has frontage along Winchester, Graves, and McCorkle Roads. the existing zoning is Residential Single-Family – 10 (R-10), and the existing adjacent land uses to the east, west, and south are single-family residential while the north is institutional (place of worship).

**Consistency with Memphis 3.0**

Staff uses the following criteria contained in Memphis 3.0 to determine consistency.

1. *The future land use planning map:* The subject site is identified as Public & Quasi-Public Buildings & Uses (PQP) in the future land use planning map.

Future Land Use Planning Map



The red box indicates the subject site.

2. *The land use category descriptions and graphic portrayals, including whether the proposed use is compatible with the zone districts listed in the zoning notes and the proposed building(s) fit the listed form and location characteristics:*

The site is designated as Public & Quasi-Public Buildings & Uses (PQP). PQP areas are public buildings used for recreation or as an institution, such as schools, churches, community center, libraries, and civic buildings. These places are easily accessible by foot or automobile and have formal access points that address the street. See graphic portrayal to the right.



**“PQP” Goals/Objectives:**

Institutional uses contributing to anchors, anchor neighborhoods, residential communities, contributions to civic framework.

**“PQP” Form & Location Characteristics:**

Recreational and Institutional Uses

3. *Existing, adjacent land uses and zoning:* The subject site is surrounded by the following land use: Residential. The subject site is surrounded by the following zoning district: R-8 and R-10. This requested land use is incompatible with these adjacent land uses and zoning districts because existing land use surrounding the parcels is not similar in nature to the requested use.
4. *The degree of change map:* The subject site is not identified in the degree of change map.



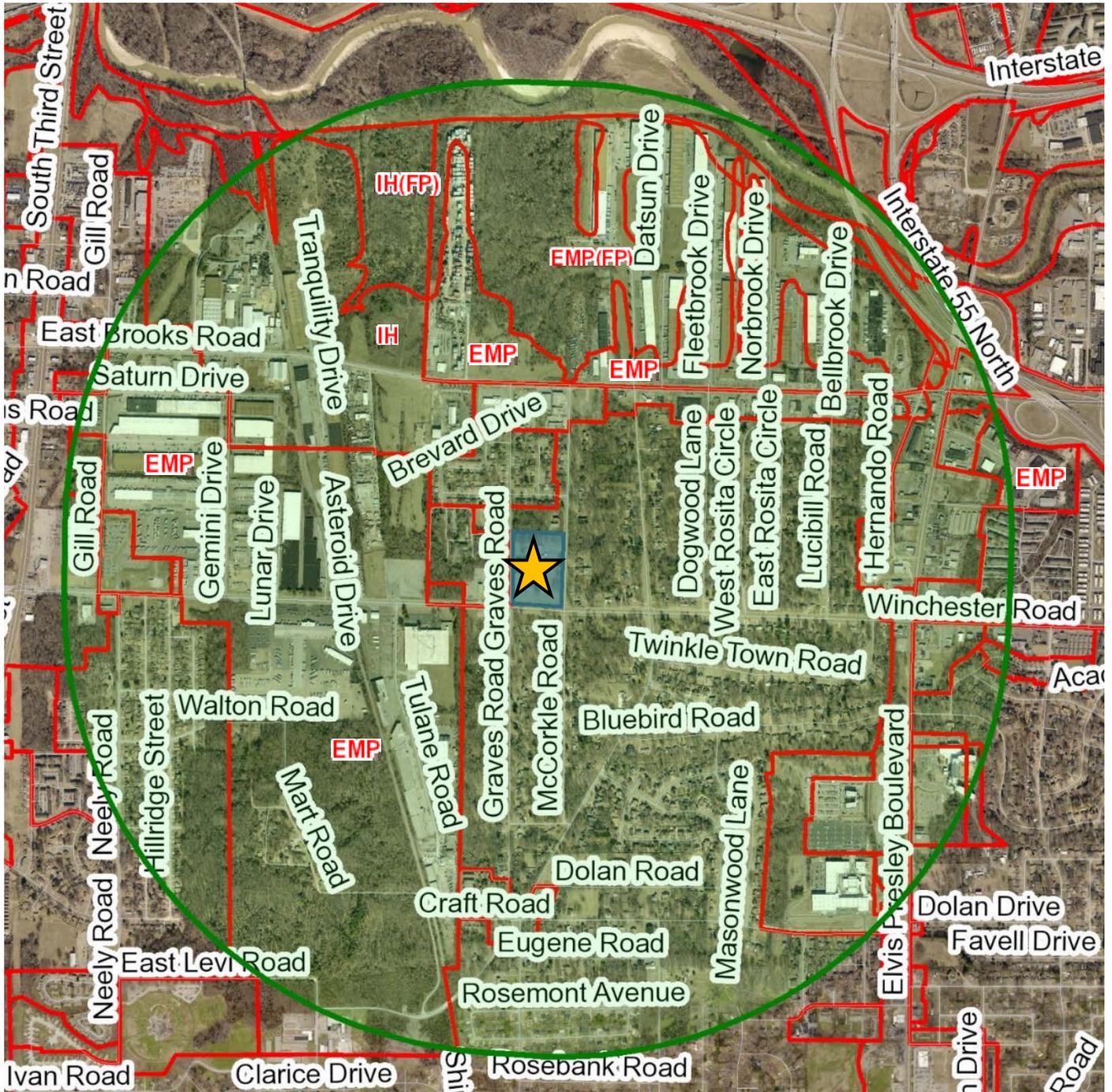
The subject site is indicated by the red box and is not identified as a degree of change.

5. *The degree of change descriptions:* The subject site is not identified in the degree of change map.

The applicant is seeking a planned development to reuse subject site with the intent of operating a 3D printing light manufacturing facility.

The request does not meet the criteria because a 3D printing light manufacturing facility is not considered an institutional use. However, the applicant has stated they intend to partner with the Shelby County Schools (SCS) to provide vocational/technical training in 3D printing to SCS students. As of the writing of this report, no partnership is yet in place. A vocational/technical training school would be considered an institutional use, and therefore, it is possible the development, or at least part of it, could be considered consistent. On the other hand, even under that scenario, the principal use of the facility would be manufacturing while the vocational use would merely be ancillary.

### One-Mile Radius Map



Employment/Light Industrial (EMP) and Heavy Industrial (IH) zoning districts labeled  
Subject property outlined in blue and indicated by an orange star  
One-mile radius indicated in green

### **Conclusions**

The subject property is bounded by single-family residential community and locating a 3D printing light manufacturing facility (light industrial use) with an ancillary vocational/technical training school at this site would create a less than ideal situation for the residents of this single-family neighborhood

The impact of day-to-day operations of a light manufacturing facility may be considered imprudent at this location and adversely impact the quality of life in the surrounding neighborhood despite the applicants proposed mitigation strategies and the limitations imposed as conditions by staff.

Furthermore, there are several instances of vacant land that is industrially zoned located within a one-mile radius of the subject property to the southwest, west, and north, see map on page 22 of this report.

The proposed development may unduly injure or damage the use, value and enjoyment of surrounding property or unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.

The location and arrangement of the structures, parking areas, walks, lighting and other service facilities may not be compatible with the surrounding land uses.

### **RECOMMENDATION**

Staff recommends rejection; however, if approved, staff recommends the following outline plan conditions:

#### **Outline Plan Conditions**

##### **I. Uses Permitted**

- A. A 3D printing light manufacturing facility and vocational/technical training school are permitted.
- B. The vocational/technical training school is mandatory component of the 3D printing light manufacturing facility and it must operate through an affiliation with Shelby County Schools.

##### **II. Bulk Regulations**

The bulk regulations of the CMP-2 District shall apply with the following exceptions:

- A. Maximum allowable building height shall be two (2)-stories, not to exceed thirty (30) feet.
- B. All buildings shall be setback a minimum of one hundred twenty (120) feet from Graves Road.
- C. All buildings shall be setback a minimum of seventy-five (75) feet from Winchester Road.
- D. All buildings shall be setback a minimum of one hundred twenty (120) feet from McCorkle Road.

##### **III. Access, Circulation and Parking:**

- A. The existing curb cut on McCorkle Road shall be closed with curb, gutter and sidewalk. No vehicular access to McCorkle Road is permitted.
- B. One curb cut on Winchester Road shall be permitted.

- C. Two curb cuts shall be permitted on Graves Road and shall be connected by a circular drive.
- D. All tractor-trailers shall be limited to accessing the subject property from Winchester Road.
- E. There shall be no internal connection between the truck entrance/loading area and the car parking lot adjacent to Graves Road.
- E. The location and design of the permitted curb cuts shall be subject to the approval of the City Engineer.
- F. All private drives shall be constructed to meet City Standards and provide a minimum pavement width of 22 feet, exclusive of curb and gutter.
- G. A maximum of one hundred forty-three (143) parking spaces.
- H. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The applicant shall be responsible for any reconstruction or repair necessary to meet City standards.

#### IV. Landscaping and Screening

- A. All streetscapes shall be landscaped in accordance with either Streetscape Plate S-10 or S-11; found in the Memphis and Shelby County Unified Development Code (UDC).
- B. Parking lots and driveways shall be setback a minimum of twenty (20) feet from the public streets.
- C. Provide a twenty-five (25)-foot wide buffer along the north line. The existing vegetation shall remain and shall be supplemented by four (4) Type E trees per one hundred (100) lineal feet.
- D. Internal parking lot landscaping shall be provided in accordance with the UDC.
- E. All loading facilities shall be screened from view from Graves Road and McCorkle Road.
- F. Refuse containers shall be completely screened from view from the public roads and architecturally compatible with the principal structure.
- G. All heating and air conditioning equipment located on the roof shall be screened using architectural features, including a parapet, mansard roof, or site-proof screening. Any ground-mounted equipment shall be screened from view with site-proof screening or landscape materials.
- H. All required landscaping and screening shall be provided exclusive of any areas encumbered by easements and shall not conflict with any easements, including overhead wires.
- I. Equivalent landscaping may be substituted for that required above, subject to administrative approval.
- J. No noxious noise or odors shall result from any activity at this property.
- K. Lighting shall be directed so as not to glare onto any residential property.
- L. All lighting fixtures must be concealed or shielded to prevent glare and off-site impacts on

abutting/adjacent properties.

- M. A lighting plan detailing the location, height, style, direction, etc. of all outdoor lighting and a photometric plan shall be submitted for administrative review and approval by the Office of Planning and Development.
- N. A landscape plan shall be submitted for administrative review and approval by the Memphis and Shelby County Office of Planning and Development.

## V. Signs

- A. Two monument style signs shall be permitted, one at the corner of Winchester Road and Graves Road and the other at the corner of Winchester Road and McCorkle Road. Each sign shall have a maximum sign area of fifty (50) square feet per side, a maximum height of twelve (12) feet, and be architecturally compatible with the principal structure.
- B. One sign shall be permitted on Graves Road between the two curb cuts. The maximum area shall be thirty-two (32) feet and the maximum height shall be eight (8) feet.
- C. The minimum sign setback shall be ten (10) feet.
- D. No detached sign shall be allowed on McCorkle Road, other than that stated above.
- E. Attached signs shall be in accordance with the CMP-2 District.
- F. No temporary or portable signs shall be permitted.

## VI. Drainage

- A. All drainage plans shall be submitted to the City Engineer for review and approval prior to the recording of a final plat.
- B. Drainage improvements, including possible on-site detention shall be provided under contract in accordance with the City of Memphis/Shelby County Storm Water Management Manual.

## VII. Elevations

- A. Elevations with exterior finishes shall be submitted for review and approval by the Office of Planning and Development (OPD). The elevations shall design the building to appear as a school. OPD shall have final say over what appearing as a school is defined as and over the allowable exterior finishes and their percentages. If there is disagreement between the applicant and OPD the applicant may appeal OPD to the Land Use Control Board through the filing of a major modification / final site plan review application.

- VII. The Land Use Control Board may modify the bulk, access, parking, landscaping, loading screen, signage and other site requirements if equivalent alternatives are presented; however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may within ten days of such action, file a written appeal to the Director of Office of Planning and Development to have such action reviewed by the appropriate Governing Bodies.

- VIII. A final plan shall be filed within five years of the approval of the Outline Plan. The Land Use Control Board may grant extensions at the request of the applicant.
- IX. Any final plan shall include, but not be limited to, the following:
- A. The Outline Plan Conditions.
  - B. A Standard Contract as defined by the Unified Development Code for any needed public improvements.
  - C. The exact location and dimensions, including height, of all buildings or buildable areas, parking areas, drives, and identification of plan materials in required landscaping.
  - D. Elevations with exterior finishes.
  - E. The number of parking spaces.
  - F. The location and ownership, whether public or private, of any easement.
  - G. The one-hundred (100) year flood elevation.
  - H. 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, the removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

## **DEPARTMENTAL COMMENTS**

The following comments were provided by agencies to which this application was referred:

### **City/County Engineer:**

1. Standard Subdivision Contract or Street Cut Permit as required in Section 5.5.5 of the Unified Development Code.

### Sewers:

2. The availability of City sanitary sewers can't be determined due to capacity issues. Once proposed discharge rates are submitted by the developer's Engineer to the Sewer Design Dept. a determination can then be made.
3. All sewer connections must be designed and installed by the developer. This service is no longer offered by the Public Works Division

### Roads:

4. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.
5. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The developer shall be responsible for any reconstruction or repair necessary to meet City standards. The sidewalk gap at the north end of the McCorkle frontage shall be completed. The existing non-compliant curb ramp at the northwest corner of McCorkle Rd. at Winchester Rd. shall be reconstructed by the Developer.

### Traffic Control Provisions:

6. The developer shall provide a traffic control plan to the city engineer that shows the phasing for each street frontage during demolition and construction of curb gutter and sidewalk. Upon completion of sidewalk and curb and gutter improvements, a minimum 5-foot-wide pedestrian pathway shall be provided throughout the remainder of the project. In the event that the existing right of way width does not allow for a 5-foot clear pedestrian path, an exception may be considered.
7. Any closure of the right of way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right of way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan, the time needed per phase to complete that portion of the work. Time limits will begin on the day of closure and will be monitored by the Engineering construction inspectors on the job.
8. The developer's engineer shall submit a Trip Generation Report that documents the proposed land use, scope and anticipated traffic demand associated with the proposed development. A detailed Traffic Impact Study will be required when the accepted Trip Generation Report indicates that the number for projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for Land Development of the City of Memphis Division of Engineering Design and Policy Review Manual. Any required Traffic Impact Study will need to be formally approved by the City of Memphis, Traffic Engineering Department.

### Curb Cuts/Access:

9. The proposed internal connection between the truck loading area on Winchester Rd. and the car parking lot on Graves should be eliminated to promote safe internal circulation on the site.
10. The City Engineer shall approve the design, number and location of curb cuts. Any existing nonconforming

curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.

11. The existing curb cut on McCorkle shall be removed and replaced with curb, gutter and sidewalk.
12. The proposed curb cuts on Graves shall intersect the ROW at 90 degrees.
13. The proposed curb cut along the Winchester Rd. frontage shall be no closer than 300 feet from the centerline of Graves Rd.
14. The proposed southern curb cut along the Graves Rd. frontage shall be no closer than 300 feet from the centerline of Winchester Rd.

Drainage:

15. A grading and drainage plan for the site shall be submitted to the City Engineer for review and approval prior to recording of the final plat.
16. Drainage improvements, including possible on-site detention, shall be provided under a Standard Subdivision contract in accordance with Unified Development Code and the City of Memphis/Shelby County Storm Water Management Manual.
17. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.
18. 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 and/or County Engineer. 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 and/or County Engineer's Office. Such maintenance shall include, but not be limited to removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.
19. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-101 et. seq. to submit a Notice of Intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of storm water associated with the clearing and grading activity on this site.

**City/County Fire Division:**

- All design and construction shall comply with the 2015 edition of the International Fire Code (as locally amended) and referenced standards.
- Fire apparatus access shall comply with section 503. Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6 (as amended).
- Fire protection water supplies (including fire hydrants) shall comply with section 507.
- Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternate methods of protection are provided.

- A detailed plans review will be conducted by the Memphis Fire Prevention Bureau upon receipt of complete construction documents. Plans shall be submitted to the Shelby County Office of Code Enforcement.

**City Real Estate:** No comments received.

**City/County Health Department:**  
Water Quality Branch & Septic Tank Program:

- No septic tank issues.

**Shelby County Schools:** No comments received.

**Construction Code Enforcement:** No comments received.

**Memphis Light, Gas and Water:**

MLGW has reviewed the referenced application, and has no objection, subject to the following conditions:

- It is the responsibility of the owner/applicant to identify any utility easements, whether dedicated or prescriptive (electric, gas, water, CATV, telephone, sewer, drainage, etc.), which may encumber the subject property, including underground and overhead facilities.
- No permanent structures, development or improvements are allowed within any utility easements, without prior MLGW written approval.
- It is the responsibility of the owner/applicant to comply with the National Electric Safety Code (NESC) and maintain minimum horizontal/vertical clearances between existing overhead electric facilities and any proposed structures.
- Underground Utility separation and clearance: The subject property is encumbered by existing utilities which may include overhead and underground facilities. It is the responsibility of the owner/applicant to maintain a minimum 3-foot (3') separation between any existing underground service lines or utilities and any proposed permanent structure or facility. This separation is necessary to provide sufficient space for any excavations to perform service, maintenance or replacement of existing utilities.
- It is the responsibility of the owner/applicant to pay the cost of any work performed by MLGW to install, remove or relocate any facilities to accommodate the proposed development.
- It is the responsibility of the owner/applicant to contact TN-1-CALL @ 1.800.351.1111, before digging, and to determine the location of any underground utilities including electric, gas, water, CATV, telephone, etc.
- It is the responsibility of the owner/applicant to comply with Memphis/Shelby County Zoning Ordinance - Landscape and Screening Regulations.
- Street Trees are prohibited, subject to the review and approval of the landscape plan by MLGW Engineering. It is the responsibility of the owner/applicant to submit a detailed landscape plan to MLGW Engineering.
- Landscaping is prohibited within any MLGW utility easement without prior MLGW approval.

· Street Names: It is the responsibility of the owner/applicant to contact MLGW–Address Assignment @ 729-8628 and submit proposed street names for review and approval. Please use the following link to the MLGW Land & Mapping website for Street Naming Guidelines and the Online Street Name Search: <http://www.mlgw.com/builders/landandmapping>

· It is the responsibility of the owner/applicant to submit a detailed plan to MLGW Engineering for the purposes of determining the impact on or conflict with any existing utilities, and the availability and capacity of existing utility services to serve any proposed or future development(s). Application for utility service is necessary before plats can be recorded.

o All residential developers must contact MLGW's Residential Engineer at Builder Services: (901) 729-8675 to initiate the utility application process.

o All commercial developers must contact MLGW's Builder Services line at 729-8630 to initiate the utility application process.

· It is the responsibility of the owner/applicant to pay the cost of any utility

Land and Mapping-Address Assignment:

- No street name changes.

**Office of Sustainability and Resilience:**

No comments received.

**APPLICATION**

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*Memphis and Shelby County*  
*Office of Planning and Development*  
 CITY HALL 125 NORTH MAIN STREET-SUITE 468 MEMPHIS, TENNESSEE 38103-2084 (901) 576-6601

**APPLICATION FOR PLANNED DEVELOPMENT APPROVAL  
 (OUTLINE PLAN APPROVAL/OUTLINE PLAN AMENDMENT)**

Date: April 6, 2020

Case #: \_\_\_\_\_

PLEASE TYPE OR PRINT

Name of Development: Whitehaven Works at Graves Elementary - Planned Development

Property Owner of Record: Shelby County Board of Education Phone #: 901-416-5300

Mailing Address: 160 S. Hollywood, Room 114 City/State: Memphis, TN Zip 38112

Property Owner E-Mail Address: \_\_\_\_\_

Applicant: Made in Memphis, LLC Phone # \_\_\_\_\_

Mailing Address: 603 Sweetland Avenue City/State: Hillside, NJ Zip 07205

Applicant E-Mail Address: legal@madeinmemphis.us

Representative: Glankler Brown, PLLC (R. Hunter Humphreys and Mark T. Jobe, Jr.) Phone #: 901-576-1744

Mailing Address: 6000 Poplar Avenue, Suite 400 City/State: Memphis, TN Zip 38119

Representative E-Mail Address: hhumphreys@glankler.com and mjobe@glankler.com

Engineer/Surveyor: The Reaves Firm, Inc. (Harvey Marcom) Phone # 901-761-2016

Mailing Address: 6800 Poplar Ave. Suite 101 City/State: Memphis, TN Zip 38138

Engineer/Surveyor E-Mail Address: gmarcom@reavesfirm.com

Street Address Location: 3398 Graves Road, Memphis, TN 38116

Distance to nearest intersecting street: This property sits at the northeast corner of Graves Road and Winchester Road.

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	<u>9.814</u>	_____	_____
Existing Zoning:	<u>R-10</u>	_____	_____
Existing Use of Property	<u>Vacant School</u>	_____	_____
Requested Use of Property	<u>Vo-tech training/3D printing production</u>	_____	_____

**Medical Overlay District:** Per Section 8.2.2D of the UDC, no Planned Developments are permitted in the Medical Overlay District.

**Unincorporated Areas:** For residential projects in unincorporated Shelby County, please provide the following information:

Number of Residential Units: Not Applicable Bedrooms: Not Applicable

Expected Appraised Value per Unit: Not Applicable or Total Project: Not Applicable

**Amendment(s):** Is the applicant applying for an amendment to an existing Planned Development?  
Yes \_\_\_\_\_ No

The following modifications to existing planned developments are considered amendments: 1) a change to the permitted uses in a planned development, except in situations where a use of a higher classification is proposed to be changed to a use of a lower classification; 2) a modification to conditions that phases the uses, and 3) a conversion of public streets. See Section 9.6.11E(1) of the UDC for further details.

#### **4.10.3 Planned Development General Provisions**

The governing bodies may grant a special use permit for a planned development which modifies the applicable district regulations and other regulations of this development code upon written findings and recommendations to the Land Use Control Board and the Planning Director which shall be forwarded pursuant to provisions contained in section 4.10.3:

Please address each sub-section below (Provide additional information on a separate sheet of paper if needed).

- The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.

See Addendum.

- An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development.

See Addendum.

- The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses... (see UDC sub-section 4.10.3C)

See Addendum.

- Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest.

See Addendum.

- Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.

See Addendum.

- Lots of records are created with the recording of a planned development final plan.

See Addendum.

**REQUIREMENTS PRIOR TO APPLICATION SUBMISSION**

**PRE-APPLICATION CONFERENCE** - Not more than six (6) months nor less than five (5) working days prior to filing an application, the applicant shall arrange for a mandatory pre-application conference with OPD.

**Pre-Application Conference held on:** February 25, 2020 with Josh Whitehead, Jeffrey Penzes, and Bradyn Carson

**NEIGHBORHOOD MEETING** – At least ten (10) days, but not more than 120 days, prior to a hearing before the Land Use Control Board, the applicant shall provide an opportunity to discuss the proposal with representatives from neighborhoods adjacent to the development site (Section 9.3.2).

**Neighborhood Meeting Requirement Met:** Yes or **Not**  **Met** (Circle one)  
(If yes, documentation must be included with application materials)

**SIGN POSTING** – A sign or signs shall be erected on-site no more than 30 days or less than 10 days prior to the date of the Land Use Control Board hearing. See Sub-Section 9.3.4C of the UDC for further details on sign posting.

**I (we) hereby make application for the Planned Development described above and on the accompanying materials. I (we) accept responsibility for any errors or omissions which may result in the postponement of the application being reviewed by the Memphis & Shelby County Land Use Control Board at the next available hearing date. I (We), owner(s) of the above described property hereby authorize the filing of this application and the above named persons to act on my behalf.**

		DocuSigned by: <i>Joel Weinsthanker</i>	4/6/2020
_____	_____	65084B8E96E24F6...	_____
Property Owner of Record	Date	Applicant	Date

**GUIDE FOR SUBMITTING  
PLANNED DEVELOPMENT APPLICATION  
(OUTLINE PLAN APPROVAL/OUTLINE PLAN AMENDMENT)**

- A. **THE APPLICATION** - Two (2) collated sets of this application in accordance with the requirements of the Unified Development Code and as outlined below shall be submitted to OPD. The following information is required to be submitted for consideration as a complete application, and except for copies of the Outline and/or Site/Concept Plan, shall be provided on sheets of 8.5"x11" in size. The application with original signatures shall be completed either with legible print or typewritten. Each application set shall be compiled in the following order:
- 1) This application, 8.5"x11" Outline and/or Site/Concept Plan, Legal Description, Vicinity Map, 2-3 sets of gummed-backed Mailing Labels, 2 sets of paper copied Mailing Labels, Letter of Intent, 20"x24" Outline and/or Site/Concept Plan (folded), copy of Deed(s).
  - 2) A compact disc with all submittal documents in "PDF" and any proposed conditions in "WORD".
- B. **LETTER OF INTENT** - The letter shall include the following:
- a) A brief narrative statement generally describing the nature, location and extent of the development and the market it is intended to serve.
  - b) A list of any professional consultants associated with the proposed development.
  - c) A written statement generally describing the relationship of the proposed development to the current policies and plans of the City and County. The statement shall include how the proposed

#### **4.10.3 PLANNED DEVELOPMENT GENERAL PROVISIONS RESPONSES**

##### **WHITEHAVEN WORKS AT GRAVES ELEMENTARY - PLANNED DEVELOPMENT**

##### **ADDENDUM**

##### **ANSWERS TO 4.10.3 PLANNED DEVELOPMENT GENERAL PROVISIONS/QUESTIONS:**

- 1. The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.**
  - a. The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County. The proposed development will be a one-story building that will have the same similar designed aesthetic of the existing school structure. Further, because the development will have a vocational technical training facility component, the façade of the current building will remain, if economically feasible, or if the entire current structure is demolished and a new building constructed, the front of the building will look very similar to what the building currently looks like. The Applicant intends to maintain the look of a school for this building because students will be using the facility to train and develop skills in 3D printing and other skills necessary to produce or assemble the products being created or assembled at the facility.
  - b. The history of this property provides additional context to the proposed development and the positive impact it will have on the surrounding community. Graves Elementary has been closed since 2014 and has since been boarded up. The empty school requires resources to maintain, including security, utilities, and lawn maintenance. Shelby County Schools is marketing the Property for sale, and consistent with other closed school facilities, the buildings are intended to be repurposed. These vacant buildings cause and/or contribute to blight in surrounding areas, and it is the intent of the Applicant to contribute to the redevelopment and reinvigoration of the Whitehaven community by bringing a vocational/technical training facility, jobs, and additional economic activity to the Whitehaven community.
  - c. The Memphis 3.0 plan designates this tract to be used for public or “quasi-public” uses. Notwithstanding the foregoing, Shelby County Schools has agreed to sell this property to the Applicant and was aware of the Applicant’s intended use of the Property. The Shelby County School Board approved the sale at its public meeting on December 3, 2019. The vocational/training aspect of this development will require a continued affiliation with Shelby County Schools as students from area high schools will be the trainees at the site, thus, although this development will meet the quasi-public facility requirement when considered with a progressive mindset which support creative re-purposing for the betterment of the communities comprising Memphis, Tennessee.

- d. With respect to the Whitehaven community, Memphis 3.0 prioritizes, among other things, addressing blight and vacancy along major corridors and repurposing vacant lots. The proposed development accomplishes both of these objectives, as the boarded-up school facility will bring life back to the Property which sits on Winchester Boulevard, a major corridor that must be active for the Whitehaven community to continue its progress and revitalization.
- e. The Applicant intends to keep the current footprint of the school building and maintain the significant amount of green space that has historically defined this tract. The Applicant will maintain the Property in a first-class manner and the green space will serve both the student-trainees and workers at the site.
- f. With respect to the light manufacturing, the Applicant intends to produce jewelry and other customizable collector's products through the use of 3D printers. The vocational/technical component will be geared towards teaching the students graphic design and the use of 3D printing and related technology which will continue to be used as the technology continues to advance.

**2. An approved water supply, community wastewater treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development.**

- a. The Applicant will ensure that there is adequate water supply, that all necessary storm water drainage facilities are provided, and that all water related issues are adequately addressed.

**3. The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses... (see UDC sub-section 4.10.3C)**

- a. The Applicant intends to keep the current aesthetic intact as much as possible since the vocational/technical training facility will be used by students of Shelby County schools and other residents who desire to learn the skills necessary to use 3D printing and related technologies effectively and efficiently. The Applicant intends to honor the legacy of this property and Graves Elementary School by repurposing the Property and preserving the history of the site through keeping the large amount of green space on the Property. The training provided at this facility will provide skills that are transferrable to other jobs, but the Applicant's intent is to hire those trainees as full-time employees at living wage of at least \$15/hour and full benefits. The training provided at this facility will give students and other residents in the Whitehaven area the opportunity to learn new skills that will be important in the future. The parking area along Graves Road and the circular drive will remain generally as it currently is to provide for the educational atmosphere. All deliveries will be made to the facility from an entrance off Winchester to minimize new traffic on Graves Road. The Property will be well-lit and there will be significant amounts of green space and buffers to minimize the impact that the facility may have on the surrounding area. This development

should raise property values in this area of Whitehaven where there is already a variety of land uses.

**4. Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein and are not inconsistent with the public interest.**

- a. The public interest will be well-served by this PUD because the area residents and young people will be provided with new opportunities to learn and become competent with technology that will be widely used in the future. This development will re-purpose a blighted, closed school property and turn it into an operational vocational/technical and production facility where 3D printers are used to create memorabilia and other products. The products created will not produce noxious fumes or smells that would negatively impact the surrounding areas, and such operations will not create a lot of unwanted noise. All deliveries will be made from Winchester so that the residential areas nearby will not be affected by traffic related to deliveries and the commercial activity at the Property. The increased use of the Property will raise property values and will also add to the community in a variety of ways. Most importantly it will provide many jobs to area residents and will train residents and students in important skills of the future, in a safe, neighborhood environment.

**5. Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.**

- a. The one lot in this PUD will be maintained by the owner/Applicant. This property will be maintained in a first-class manner that will help improve this community by increasing property values and providing job skills training.

**6. Lots of records are created with the recording of a planned development final plan.**

- a. There will only be one lot in this PUD.

**LETTER OF INTENT**



6000 Poplar Avenue, Suite 400  
Memphis, Tennessee 38119  
P 901.525.1322 F 901.525.2389  
www.glankler.com

Mark T. Jobe  
901.576.1853  
mjobe@glankler.com

April 6, 2020

Memphis & Shelby County  
Office of Planning & Development  
125 North Main Street, Suite 468  
Memphis, TN 38103

Re: Whitehaven Works at Graves Elementary - Planned Development

Ladies & Gentlemen:

I am the representative of Made in Memphis LLC ("**Applicant**"), and, on behalf of the Applicant, I submit this Planned Development Application (the "**Application**") for the proposed Whitehaven Works at Graves Elementary – Planned Development (the "**Development**") for the purpose of redeveloping the property formerly used as Graves Elementary School located at 3398 Graves Road, Memphis, TN 38116 (the "**Property**").

The Applicant is currently under contract to purchase the Property pursuant to a certain Contract for the Sale of Real Property (Graves Elementary School) effective as of February 11, 2020 (the "**Contract**") between the Applicant, as Purchaser, and Shelby County Schools, as Seller. Prior to submitting this Application, the Contract was approved by unanimous consent by the Shelby County School Board with the understanding that the Applicant would be submitting this Application to re-purpose and redevelop the Property as a vocational/technical training facility ancillary to a 3D printing and production operation which would create customizable jewelry, collectibles, and other memorabilia. The vocational/technical training component would operate through an affiliation with Shelby County Schools and would provide training (and ultimately jobs) in graphic design and the use of 3D printers and other transferable skills related to technology necessary to operate the manufacturing portion of the project.

The Applicant would show that this Development would continue the revitalization of the Whitehaven community in a number of ways, including but not limited to:

1. Repurposing a vacant, blighted building on a major corridor (Winchester Boulevard);
2. Creating vocational/technical training opportunities to the young people in the Whitehaven community;
3. Creating jobs (with benefits) that pay a living wage for future graduates of Shelby County Schools and the area in general; and
4. Increasing property values in the area.

Because of the historical importance of this site as a community anchor during its use as an elementary school, the Applicant will maintain the historical façade, if feasible, but in any event will ensure that the front of the building is consistent with the aesthetic of an education facility and will take substantial steps to adequately buffer the adjacent residential uses from the commercial activity in the building. These measures will include planting trees, maintaining aesthetic of the facade of the building and the Property's green spaces, requiring that all deliveries and commercial trucks enter the Property from Winchester, and providing adequate lighting to better illuminate the Property.

Office of Planning and Development  
April 6, 2020  
Page 2

Based on the above, the Applicant submits this Application for consideration and approval of the Proposed PUD and requests the support of OPD, Land Use Control Board, and the City Council so that the Applicant may repurpose the vacant, deteriorating school building and turn it into a productive asset that will increase property values in the area. The Applicant's investment in the Whitehaven community and this Property will provide the highest and best use of this Property and will bring more jobs and opportunities to the residents of Whitehaven, which will contribute to the momentum that has been created in this important Memphis community.

Among the professional consultants who will be associated with this Application are Harvey and Greg Marcom of The Reaves Firm, Mark Weaver of HBG Design, and Hunter Humphreys and Mark Jobe of Glankler Brown, PLLC.

Thank you for your consideration of the attached 3398 Graves Road Planned Development Application. Please contact me if we can provide any additional information or respond to any questions you have concerning this Application.

With best regards,

**GLANKLER BROWN, PLLC**

DocuSigned by:  
  
3CDB080DDF6C44A...  
Mark T. Jobe

## ORIGINAL VERSION OF PROPOSED CONDITIONS

### Outline Plan Conditions

#### I. Uses Permitted

- A. All uses permitted in the Campus Master Plan 2 (CMP-2) use district shall be allowed, either by right or upon issuance of a Special Use Permit as indicated in the Permitted Use Table of the Memphis and Shelby County Unified Development Code (UDC).
  
- B. All uses in the Employment (EMP) use district shall be allowed, except the following:
  - 1. Funeral services of any sort.
  - 2. Adult-oriented entertainment establishment.
  - 3. Bar, tavern, cocktail lounge, nightclub.
  - 4. Indoor shooting range.
  - 5. Horse stables, riding academy, equestrian center
  - 6. Outdoor shooting range.
  - 7. Stadium or arena, commercial amphitheater.
  - 8. Permanent off-premise advertising sign.
  - 9. Commercial parking lot.
  - 10. Restaurants.
  - 11. Convenience store with gas pumps, gas station, or commercial electric vehicle charge station.
  - 12. Convenience store without gas pumps.
  - 13. Payday loans and title loan establishment.
  - 14. Pawnshop.
  - 15. Tattoo, palmist, psychic or medium.
  - 16. Mini-storage or indoor storage.
  - 17. Vehicles sales, services & repair.
  - 18. Detention Center, jail, prison.
  - 19. Contractor's storage.
  - 20. Lumberyard.
  - 21. Sheet metal shop.
  - 22. Soft-drink bottling
  - 23. Welding, machine and tool repair.
  - 24. Chemical, cosmetics, drug, soap, paints, fertilizers and abrasive products.
  - 25. Open/Agriculture/Resource Extraction.

#### II. Bulk Regulations

The bulk regulations of the CMP-2 District shall apply with the following exceptions:

- A. Maximum building height shall be 2-story, not exceeding 60 feet.
- B. All buildings shall be setback a minimum of 120 feet from Graves Road.
- C. All buildings shall be setback a minimum of 75 feet from Winchester Road.
- D. All buildings shall be setback a minimum of 120 feet from McCorkle Road.

III. Access, Circulation and Parking:

- A. The existing curb cut on McCorkle Road shall be closed with curb, gutter and sidewalk.
- B. One curb cut on Winchester Road shall be permitted.
- C. Two curb cuts shall be permitted on Graves Road and shall be connected by a circular drive.
- D. All tractor-trailers shall access the property from Winchester Road only.
- E. The exact number, location and design of permitted curb cuts shall be subject to the approval of the City Engineer.
- F. All private drives shall be constructed to meet City Standards and provide a minimum pavement width of 22 feet, exclusive of curb and gutter.
- G. Provide up to 143 parking spaces.

IV. Landscaping and Screening

- A. All streetscapes shall be landscaped in accordance with either Plate S-10 or Plate S-11 found in the Memphis and Shelby County Unified Development Code (UDC).
- B. Parking lots and driveways shall be setback a minimum of 20 feet from the public streets.
- C. Provide a 25-foot wide buffer along the north line. The existing vegetation shall remain and shall be supplemented by 4 Type E trees per 100 lineal feet.
- D. Internal parking lot landscaping shall be provided in accordance with the UDC.
- E. All loading facilities shall be screened from view from Graves Road and McCorkle Road.
- F. Refuse containers shall be completely screened from view from the public roads.
- G. All heating and air conditioning equipment located on the roof shall be screened using architectural features, including a parapet, mansard roof, or site-proof screening. Any ground-mounted equipment shall be screened from view with site-proof screening or landscape materials.
- H. All required landscaping and screening shall be provided exclusive of any areas encumbered by easements and shall not conflict with any easements, including overhead wires.
- I. Equivalent landscaping may be substituted for that required above, subject to administrative approval.
- J. No noxious noise or odors shall result from any activity at this property.
- K. Lighting shall be directed so as not to glare onto any residential property.

V. Signs

- A. Two monument style signs shall be permitted, one at the corner of Winchester Road and Graves Road and the other at the corner of Winchester Road and McCorkle Road. Each sign shall have a maximum area of 50 square feet and a maximum height of 12 feet.
- B. One sign shall be permitted on Graves Road between the two curb cuts. The maximum area shall be 32 feet and the maximum height shall be 8 feet.
- C. The minimum sign setback shall be 10 feet.
- D. No detached sign shall be allowed on McCorkle Road, other than that stated above.
- E. Attached signs shall be in accordance with the CMP-2 District.
- F. No temporary or portable signs shall be permitted.

VI. Drainage

- A. All drainage plans shall be submitted to the City Engineer for review.
- B. Drainage improvements, including possible on-site detention shall be provided under contract in accordance with the City of Memphis/Shelby County Storm Water Management Manual.

VII. The Land Use Control Board may modify the bulk, access, parking, landscaping, loading screen, signage and other site requirements if equivalent alternatives are presented; however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may within ten days of such action, file a written appeal to the Director of Office of Planning and Development to have such action reviewed by the Appropriate Governing Bodies.

VIII. A final plan shall be filed within five years of the approval of the Outline Plan. The Land Use Control Board may grant extensions at the request of the applicant.

IX. Any final plan shall include the following:

- A. The Outline Plan Conditions.
- B. A Standard Contract as defined by the Subdivision Regulations for any needed public improvements.
- C. The exact location and dimensions, including height, of all buildings or buildable areas, parking areas, drives, and identification of plan materials in required landscaping.
- D. The number of parking spaces.
- E. The location and ownership, whether public or private, of any easement.
- F. The one-hundred (100) year flood elevation.
- G. 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, the removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

**SIGN AFFIDAVIT**



**AFFIDAVIT**

Shelby County  
State of Tennessee

I, Dianne Higgs, being duly sworn, depose and say that at 10 @ 11 am/pm on the 1st day of May, 2020, I posted a Public Notice Sign(s) pertaining to Case No. PD-20-04 at 1) @ McCorkle 1) @ Graves 2) @ Winchester providing notice of a Public Hearing before the  Land Use Control Board,  Memphis City Council,  Shelby County Board of Commissioners for consideration of a proposed  Land Use Action (Planned Development,  Street /Alley Closure  Special Use Permit,  Use Variance,  Zoning District Map Amendment), a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

Dianne Higgs 5-1-2020  
 Owner, Applicant or Representative Date

Subscribed and sworn to before me this 1st day of May, 2020.

Michelle Cortese McJior

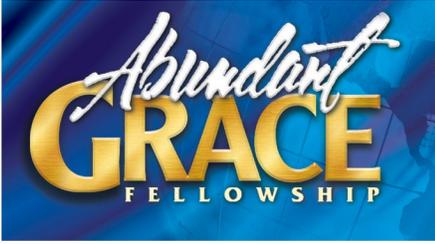
Notary Public

My commission expires: 5-14-2022



**LETTERS RECEIVED**

One letter of support and twenty-two letters of opposition were received at the time of completion of this report and have subsequently been attached.



PASTOR DWAYNE N. HUNT

1574 E. SHELBY DRIVE \* MEMPHIS, TN 38116 \* 901-789-GRACE \* ABUNDANTGRACE.ORG

April 20, 2020

Jeffrey Penzes, Principal Planner  
Memphis and Shelby County Office of Planning and Development  
City Hall | 125 North Main, Suite 468 | Memphis, TN 38103

Mr. Penzes,

My name is Dwayne Hunt. I pastor Abundant Grace Fellowship, an active church in the Whitehaven community and serve as a community leader. This letter is to affirm my support of the Planned Development, Whitehaven Works at Graves Elementary.

I would be excited to see the currently deteriorating campus brought back to life with an emphasis on adding to and enhancing the skills of young people in this community, generating a skilled workforce. It is a known fact that a community benefits when its residents, especially its youth, are employed.

Should you need to discuss my endorsement, please let me know by contacting me at the aforementioned phone number, or email [dnhunt@abundantgrace.org](mailto:dnhunt@abundantgrace.org).

Respectfully,

A handwritten signature in blue ink, appearing to read "Dwayne N. Hunt", is written over a light blue rectangular background.

Dwayne N. Hunt, Sr. Pastor



May 7, 2020

Memphis & Shelby County  
Office of Planning and Development  
Land Use Control Board  
Attn: Jeffrey Penzes, Planner  
125 North Main Street, Suite 468  
Memphis, TN 38103-2030

RE: Case Number PD 20-04

Dear Mr. Penzes,

Regarding the Notice of Telephonic Public Hearing on the above referenced case dated and mailed May 1, 2020, please be advised that as President of the Whitehaven Community Development Corporation, we collectively wish to reserve the right to decide if this case should or should not be placed on the Consent Agenda during the telephonic public hearing scheduled to be held on Thursday, May 14, 2020 at 9:30 am. Again, I want to remind you that I will be prepared, and you have provided the call in information (901.636.6050 Access ID 6034750), to speak against this proposal on that date and at that time.

Regards,

A handwritten signature in blue ink that reads "Yvonne D. Nelson".

Yvonne D. Nelson, Ph.D., CNC  
(901) 300-0250

3519 McCorkle Road  
Memphis, TN 38116-3934

Whitehaven Community Development Corporation  
Post Office Box 9695 ♦ Memphis, TN 38190-0965

A residential area is a mass of land in which housing predominates as opposed to industrial or commercial uses. I currently live in a residential area that had a vibrant neighborhood school for many years. When Graves ES was placed on the 2014-15 SCS Closure Proposal list, its last Principal, Debra D. Martin, addressed then SCS Superintendent Dorsey Hopson with a proposal to address the stated deficiencies in an attempt to prevent the neighborhood icon from closing. I possess a copy of said proposal. I've toured the school, seen with my own eyes, and have SCS pictures of the horrible conditions the building was left in. SCS even removed the MRNDA donated playground equipment without a word to the neighborhood regarding their intentions to do so. In 2017 I requested permission to repurpose the building into a "Person-Centered Planned Community Center," something that would benefit the community as a whole without requiring new inlets to disrupt the facilities green space from the already busy Winchester Road.

The primary purpose of zoning is to segregate uses that are thought to be incompatible, to prevent new development from interfering with existing uses, and to preserve the character of a community. The current zoning for the former site of Graves ES is Residential (10), but the applicant wants to rezone it for a light manufacturing facility that will encompass a vocational-technical program that teaches youth how to continue to be slaves in a modernized factory setting instead of propelling them into entrepreneurship or the ability to make real wages using their minds and God-given talents. Who's really benefiting here? The youth or the organization?

The applicant states, "The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property..." How would they know? They don't currently live in the area and they don't have any idea about how serene the area currently is. All they want to do is to convince those of us stupid enough to believe that they have the best interest of our youth at heart, which they don't. Gaining a real education, not obtaining a vo-tech skill does.

The applicant states, "The location and arrangement of the structures, parking areas, walks, and lighting... shall be compatible with the surrounding land uses..." The surrounding land uses are residential homes. What is comparable with where one lives and where he or she and thousands of other outsiders are employed? Nothing. The location and arrangement of a light manufacturing facility in the midst of a planned neighborhood is not compatible with any of the existing land uses.

We have repeatedly asked Graceland to address and acknowledge the fact that the neighborhood most affected does not appreciate this proposal. However, we have to learn about it from the public records like everyone else. No meeting requirement for the neighborhood was met and we had asked as early as November 10, 2019, long before any COVID-19 pandemic was ever imagined. We followed up with another request for a meeting on December 6, 2019, to no avail and again took it upon ourselves to prevent the pending clash of opinions on February 6, 2020, only to be told, "I believe that when and if the purchase is completed Joel Weinshanker will look forward to working with the neighborhood." Well Mr. Weinshanker and supporters, guess what? We have lost all respect for you because you did not have the decency to speak to us before announcing to the world your financially stable plans to ruin the place that many of us, and not any you, call home. And the debate therefore elatedly begins...

Regards,  
Dr. Yvonne D. Nelson, President  
Whitehaven Community Development Corporation

# NO FACTORY AT GRAVES ELEMENTARY SCHOOL! The former site of Graves Elementary School



**Total Acres: 10.1890**

**Zoning: R-10**

**Warranty Deed signed 11<sup>th</sup> Day of September 1972 by and between  
BOARD OF EDUCATION OF THE MEMPHIS CITY SCHOOLS AND THE CITY OF MEMPHIS**

By Dr. Yvonne D. Nelson,  
Certified Nonprofit Consultant

Whitehaven is a community that was established in the southern most portion of Memphis, Tennessee, during the 1950s and 1960s. The area, which is a mostly bedroom community, has an assortment of land uses and property types that include a combination of newer and older single-family homes, commercial retail, light industrial, schools, churches, and other land uses. Known today as the second most visited home in America and one of Tennessee's largest tourist attractions, Graceland, the former home of Elvis Presley, sits approximately 1.4 miles east of Graves Elementary School, the focus of this article.

Graves Elementary School (GES) originally sat on 11.0 acres of land. The land was originally owned by Robert E. Hagerty Jr., Emily N. McMahon, Evelyn N. Hagerty, Frances H. Melvor, Elma M. Hagerty, and Mildred N. O'Brien. The land itself was the 11 most southeastern portion of the Hagerty tract, Section 1, Range 8, as identified in the offices of the Shelby County Register of Deeds. The land was purchased by the Shelby County Board of Education on June 5, 1952. The original school building was built the following year in 1953. To accommodate the growing community, the first addition to the structure was added in 1956 and a second addition was constructed in 1964. The following decade the community was still growing and a decision to widen Winchester Road was made in 1972. At that time, 0.4931 of the 11.0 acres were acquired by the City of Memphis for widening purposes, thus leaving the remaining 10.189 acres of property.

The 443,833 square feet of land is bordered to the north by a 4.08-acre lot owned by Unity Christian Church, runs 825 feet west along Graves Road where 13 small-to-medium sized homes were built in the 1990s, and 850 feet east along McCorkle Road where larger single-family homes on much larger lots were built. Approximately 560 feet of land also home to medium to larger single-family homes sits south of the school on Winchester Road. Graves and McCorkle are both two-to-three lane streets and the widening that took place in 1972 increased the original two-lane Winchester Road to a six-to-seven lane street. All of the streets are fully improved with asphalt paving, poured concrete curbs, gutters, sidewalks, and streetlights. The terrain of the property in question can be referred to as level to rolling with paved asphalt driveways and parking areas, poured concrete curbs and gutters, metal barrier posts with cable wiring, poured concrete sidewalks, brick planters featuring landscaped flower beds, an asphalt paved basketball court and an empty spot where donated playground equipment I wrote a grant to obtain based on our neighborhood's desires once sat.

Ten years ago, around December 2010, the Memphis City Schools board voted to surrender its charter and remove its ability to run the school system forcing Shelby county to accept the responsibility for city and county schools. Two years later, around November 2012, the Memphis City Council approved the Memphis City Schools BOE decision to surrender its' charter, thereby dissolving the school board and eliminating the board's power to run the Memphis City Schools system.

The Shelby County Schools (SCS) Board of Education (BOE) held a public hearing at GES the evening of February 3, 2014, to propose the merger of Graves Elementary, which sits at the border of ZIP Code 38116, into Ford Road Elementary and Levi Elementary Schools, both of which are in the adjacent 38109 ZIP Code area. At the time, Dorsey Hopson was the Superintendent of SCS, Kevin Woods was Chair, Chris Caldwell was Vice Chair and board members included district representative Shante Avant, Teresa Jones, Billy Orgel, David Pickler, and David Reaves. It had seemingly already been decided to close Graves Elementary School deeming it was suffering from the following two conditions:

1. A decline in student enrollment or underutilized; and
2. Declining academic achievement or not performing academically.

Then GES Principal, Debra D. Martin, presented a proposal to discuss strategies to keep Graves Elementary School open. The school ended with the 2013-14 school year, never to serve neighborhood children as it had gracefully done so for the past 60+ years. The community started it's own proposal to save the facility in 2014 focusing on repurposing the building into a self-sustaining, multi-functional, "Person-Centered," planned resource and community center pilot that would add value to the area surrounding it based on current and future needs of the community. The proposal showed the steps that could be taken to duplicate the process of re-purposing buildings all over Memphis and Shelby County. The School Board rejected the plan without even hearing it. Fast-forward to 2019.

A discussion of the SCS BOE Facility Committee that included the disposal of GES was held in July 2019. The following November a meeting convened for the purpose of selling the property that the district had declared surplus and no longer needed now or in the future. Like I said earlier, the closing and now selling of Graves Elementary School seemed predetermined. A board briefing document of the meeting indicating that an offer to purchase the property had been made. The document noted the following, "It is recommended that the Shelby County Board of Education should approve the sale of the former Graves Elementary School at 3398 Graves, 38116, to Made in Memphis, LLC c/o Elvis Presley Enterprises for \$200,000.00." The board briefing document went on to state "Made In Memphis wishes to create a light manufacturing facility for apparel, jewelry, home décor and collectibles. They plan to train students in manufacturing and provide jobs."

I immediately made contact with Graceland CEO Jack Soden who I had spoken to many times before. Rather than call, I reached out to him through his social media LinkedIn platform. On November 10, 2019, I requested Soden to "please provide some sound advice on how the MRNDA (McCorkle Road Neighborhood Development Association) should proceed to gain information regarding the pending proposal concerning the former site of Graves ES." I got no reply. Recognizing such, I requested information again on December 6, 2019, congratulating the organization on its purchase and again mentioning that "my neighbors and I were ready to sit down with Made In Memphis to learn all about the light manufacturing facility and training proposal." I asked when we could expect such a meeting to take place and who would be invited to attend. This time I received a response. It said, "I am sure that when Joel Weinshanker has completed the purchase and developed plans he will look forward to working with the neighborhood." Well, the neighborhood did not wish to have a light manufacturing facility plopped in the middle of it and we wanted to speak in advance of any plans to do so were made. Again, the decision to do what was being proposed had already seemingly been made.

I called in January and then waited a month and asked again so that I could report back to the community on what was taking place during our regular meetings. I was told that Mr. Weinshanker was a "particular kind of guy on the phone in January to which I think I replied that I was a particular kind of girl...", and on February 6, 2020, I inquired in writing as follows, "...has there been any notable developments on this venture as of today...?" I also mentioned that the association was anxiously awaiting, but had not heard anything about a meeting from Weinshanker. Again I got a response that said, "...Once again, I believe that when and if the purchase is completed Joel Weinshanker will look forward to working with the neighborhood." Although I wanted to provide additional information to the community during our upcoming annual

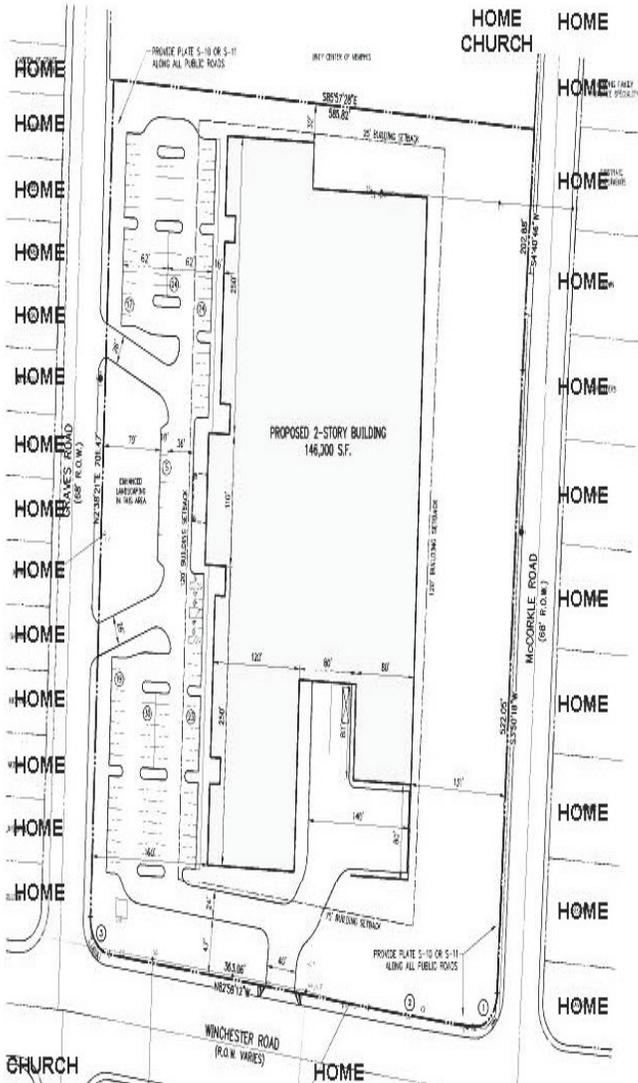
membership meeting scheduled for Saturday, March 14, 2020, I did not inquire again preferring to just restate what had happened to date. During this time, we were just learning about the deadly SARS-CoV-2, novel human coronavirus disease. In mid-March, we were taking things seriously, but meetings were still allowed to contain up to 50 people. We had a wonderful meeting, but had no idea what was coming down the pipeline.

After hosting the third of three meetings to form new Bylaws for the MRNDA dba Whitehaven Community Development Corporation on Monday, April 6, 2020, I had planned to prepare the minutes from all three meetings for discussion at our upcoming April monthly phone meeting that Saturday, April 11th. When I powered on my desktop Tuesday morning April 7th, I discovered that Joel Weinshanker had pressed on, skipping the requirement to have a neighborhood meeting, retained Glankler Brown, PLLC (R. Hunter Humphreys and Mark T. Jobe Jr.) as lawyers, and had made application to have the area rezoned to construct a "two-story, 146,000 square foot factory in the center of our neighborhood. I was amazed at the nerve of this person who does not live in our community yet feels he can destroy the sanctity of it in a matter of months. I immediately went to work designing a petition and placing it on this very website. After all, we only had 30 days to get ourselves together to protest this proposal with a cut-off date of May 7th. That is not a long time, especially with coronavirus restrictions limiting your every move. Anyway, we made a plan that Saturday, we are sticking by it, and we encourage you to chime in to. It may be happening in my neighborhood today, but it could be your front yard tomorrow.

*Yvonne*

HOME  
CHURCH

**GET EVERYONE YOU KNOW TO SIGN OUR PETITION...**  
**NO FACTORY AT GRAVES!**



VISIT US ONLINE AT:

[iLoveShelbyCounty.com/graves-elementary-school](http://iLoveShelbyCounty.com/graves-elementary-school)

**CASE NO. PD 20-4**

**CALL OR WRITE BY**

**MAY 6, 2020**

**TO BE HEARD**

**5/14/20**

**JEFFREY.PENZES@MEMPHISTN.GOV**

**901-636-6619**



We would much rather have this in our front yard

# Mr. Weinshanker!

IT COULD BE

**RE-PURPOSED**

INTO

A

**SELF-SUSTAINING**

**MULTI-FUNCTIONAL**

**“PERSON-CENTERED”**

PLANNED RESOURCE

AND

COMMUNITY CENTER

PILOT

THAT WOULD ADD VALUE TO

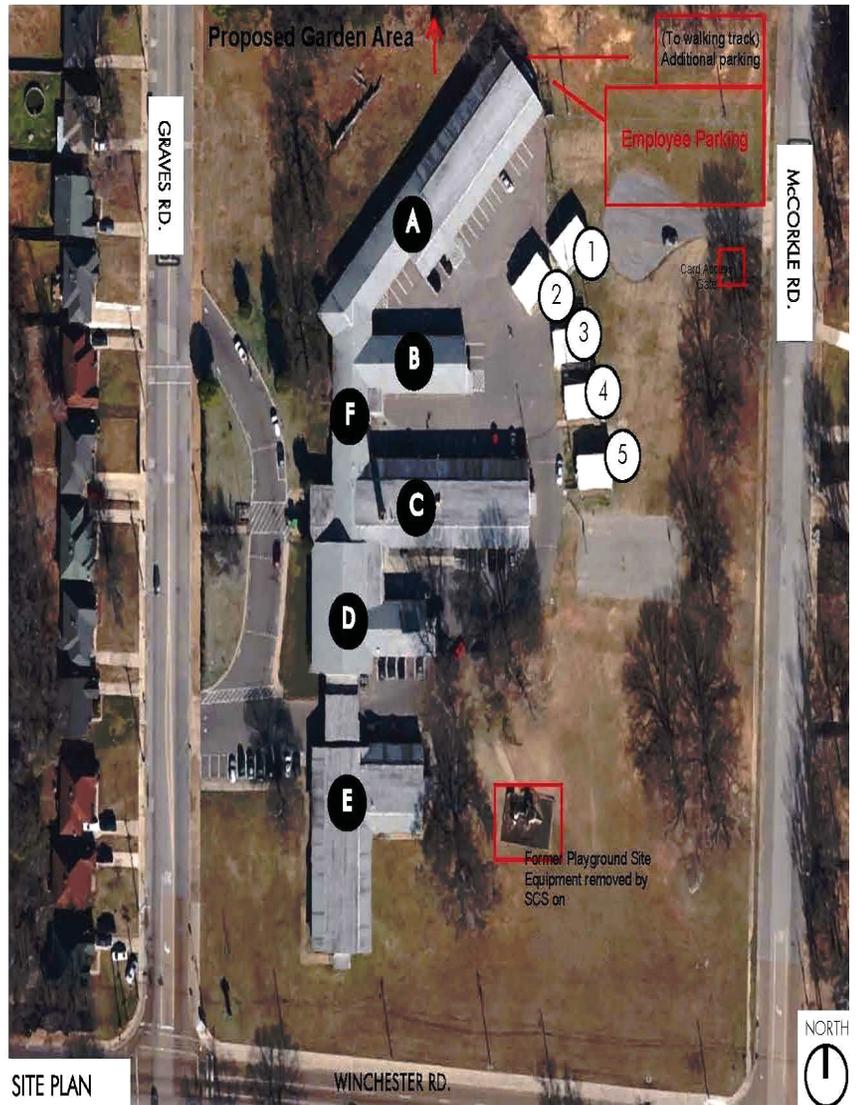
THE AREA SURROUNDING IT

BASED ON

THE CURRENT NEEDS

OF

ITS COMMUNITY!



SITE PLAN

- |  |  |
|--|--|
| <b>A</b> SENIOR CITIZENS, DISABLED VETERANS<br>EXTENDED STAY | <b>1</b> TV/ GAME LOUNGE/ SECURITY             |
| <b>B</b> DAYCARE/ PRE-SCHOOL                                 | <b>2</b> 24 HR. PC LAB                         |
| <b>C</b> CORRIDOR 1: BARBER SHOP<br>BEAUTY SHOP              | <b>3</b> FEMALE DORM/ FAMILY UNIT              |
| <b>D</b> BANQUET HALL/ KITCHEN                               | <b>4</b> DISABLED VETERANS DORM/ MULTI-PURPOSE |
| <b>E</b> OFFICES: MEETING/CONFERENCE ROOM                    | <b>5</b> MALE DORM/ FAMILY UNIT                |
| <b>F</b> GIFT SHOP/ MUSEUM                                   |  |

**RE-PURPOSING PLAN: GRAVES ELEMENTARY SCHOOL**

DI'MANS, Inc. 11.10.2014

SELF+TUCKER ARCHITECTS Self + Tucker Architects • 505 Tennessee Street, Suite 101 • Memphis, TN • PH: 901.261.1505 • FAX: 901.261.1515



# Memphis and Shelby County Office of Planning and Development

CITY HALL 125 NORTH MAIN STREET-SUITE 468 MEMPHIS, TENNESSEE 38103-2084 (901) 576-6601

## APPLICATION FOR PLANNED DEVELOPMENT APPROVAL (OUTLINE PLAN APPROVAL/OUTLINE PLAN AMENDMENT)

Date: April 6, 2020

Case #: \_\_\_\_\_

PLEASE TYPE OR PRINT

Name of Development: Whitehaven Works at Graves Elementary - Planned Development

Property Owner of Record: Shelby County Board of Education Phone #: 901-416-5300

Mailing Address: 160 S. Hollywood, Room 114 City/State: Memphis, TN Zip 38112

Property Owner E-Mail Address: \_\_\_\_\_

Applicant: Made in Memphis, LLC Phone # \_\_\_\_\_

Mailing Address: 603 Sweetland Avenue City/State: Hillside, NJ Zip 07205

Applicant E-Mail Address: legal@madeinmemphis.us

Representative: Glankler Brown, PLLC (R. Hunter Humphreys and Mark T. Jobe, Jr.) Phone #: 901-576-1744

Mailing Address: 6000 Poplar Avenue, Suite 400 City/State: Memphis, TN Zip 38119

Representative E-Mail Address: hhumphreys@glankler.com and mjobe@glankler.com

Engineer/Surveyor: The Reaves Firm, Inc. (Harvey Marcom) Phone # 901-761-2016

Mailing Address: 6800 Poplar Ave. Suite 101 City/State: Memphis, TN Zip 38138

Engineer/Surveyor E-Mail Address: gmarcom@reavesfirm.com

Street Address Location: 3398 Graves Road, Memphis, TN 38116

Distance to nearest intersecting street: This property sits at the northeast corner of Graves Road and Winchester Road.

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	<u>9.814</u>	_____	_____
Existing Zoning:	<u>R-10</u>	_____	_____
Existing Use of Property	<u>Vacant School</u>	_____	_____
Requested Use of Property	<u>Vo-tech training/3D printing production</u>	_____	_____

Medical Overlay District: Per Section 8.2.2D of the UDC, no Planned Developments are permitted in the Medical Overlay District.

Unincorporated Areas: For residential projects in unincorporated Shelby County, please provide the following information:

Number of Residential Units: Not Applicable Bedrooms: Not Applicable

Expected Appraised Value per Unit: Not Applicable or Total Project: Not Applicable

**Amendment(s):** Is the applicant applying for an amendment to an existing Planned Development?

Yes \_\_\_\_\_ No  \_\_\_\_\_

The following modifications to existing planned developments are considered amendments: 1) a change to the permitted uses in a planned development, except in situations where a use of a higher classification is proposed to be changed to a use of a lower classification; 2) a modification to conditions that phases the uses, and 3) a conversion of public streets. See Section 9.6.11E(1) of the UDC for further details.

#### **4.10.3 Planned Development General Provisions**

The governing bodies may grant a special use permit for a planned development which modifies the applicable district regulations and other regulations of this development code upon written findings and recommendations to the Land Use Control Board and the Planning Director which shall be forwarded pursuant to provisions contained in section 4.10.3:

Please address each sub-section below (Provide additional information on a separate sheet of paper if needed).

- The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.

See Addendum.

- An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development.

See Addendum.

- The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses... (see UDC sub-section 4.10.3C)

See Addendum.

- Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest.

See Addendum.

- Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.

See Addendum.

- Lots of records are created with the recording of a planned development final plan.

See Addendum.

**REQUIREMENTS PRIOR TO APPLICATION SUBMISSION**

**PRE-APPLICATION CONFERENCE** - Not more than six (6) months nor less than five (5) working days prior to filing an application, the applicant shall arrange for a mandatory pre-application conference with OPD.

**Pre-Application Conference held on:** February 25, 2020 with Josh Whitehead, Jeffrey Penzes, and Bradyn Carson

**NEIGHBORHOOD MEETING** – At least ten (10) days, but not more than 120 days, prior to a hearing before the Land Use Control Board, the applicant shall provide an opportunity to discuss the proposal with representatives from neighborhoods adjacent to the development site (Section 9.3.2).

**Neighborhood Meeting Requirement Met:** Yes or Not Yet (Circle one)  
(If yes, documentation must be included with application materials)

**SIGN POSTING** – A sign or signs shall be erected on-site no more than 30 days or less than 10 days prior to the date of the Land Use Control Board hearing. See Sub-Section 9.3.4C of the UDC for further details on sign posting.

I (we) hereby make application for the Planned Development described above and on the accompanying materials. I (we) accept responsibility for any errors or omissions which may result in the postponement of the application being reviewed by the Memphis & Shelby County Land Use Control Board at the next available hearing date. I (We), owner(s) of the above described property hereby authorize the filing of this application and the above named persons to act on my behalf

DocuSigned by:  
Joel Weinsanker 4/6/2020  
66084B8E96E24F6...  
\_\_\_\_\_  
Property Owner of Record Date Applicant Date

**GUIDE FOR SUBMITTING  
PLANNED DEVELOPMENT APPLICATION  
(OUTLINE PLAN APPROVAL/OUTLINE PLAN AMENDMENT)**

A. **THE APPLICATION** - Two (2) collated sets of this application in accordance with the requirements of the Unified Development Code and as outlined below shall be submitted to OPD. The following information is required to be submitted for consideration as a complete application, and except for copies of the Outline and/or Site/Concept Plan, shall be provided on sheets of 8.5"x11" in size. The application with original signatures shall be completed either with legible print or typewritten. Each application set shall be compiled in the following order:

- 1) This application, 8.5"x11" Outline and/or Site/Concept Plan, Legal Description, Vicinity Map, 2-3 sets of gummed-backed Mailing Labels, 2 sets of paper copied Mailing Labels, Letter of Intent, 20"x24" Outline and/or Site/Concept Plan (folded), copy of Deed(s).
- 2) A compact disc with all submittal documents in "PDF" and any proposed conditions in "WORD".

B. **LETTER OF INTENT** - The letter shall include the following:  
a) A brief narrative statement generally describing the nature, location and extent of the development and the market it is intended to serve.  
b) A list of any professional consultants associated with the proposed development.  
c) A written statement generally describing the relationship of the proposed development to the current policies and plans of the City and County. The statement shall include how the proposed

development is to be designed, arranged and operated in order to limit impact to neighboring properties.

- d) A description of the applicant's planning objectives, the approaches to be followed in achieving those objectives.

C. **OUTLINE PLAN**

1) Two (2) copies of an Outline Plan shall be submitted and drawn at a scale of not less 1"=100' for developments of less than 150 acres, 1"=200' for developments between 150 and 1,000 acres, and 1"=300' feet for developments in excess of 1,000 acres. If property is encumbered by easements, show type and location on plot plan.

2) Two (2) copies of legal description shall be attached to plot plan if not shown or described on the plan

- D. **SITE/CONCEPT PLAN** – Two (2) copies of the site/concept plan shall be submitted and depict the following: (a) property boundary lines and dimensions, existing utilities and easements, roadways, rail lines and public rights-of-way, crossing adjacent to the subject property; (b) the proposed height, dimensions and arrangements of buildings on the property; (c) the type and location of proposed landscaping; (d) the location of points of ingress/egress (driveways), parking lots and loading areas on the site; and (e) any proposed substantial re-grading of the site and any significant topographical or physical features of the site including water courses or ponds. Site/Concept plans shall be drawn at a scale of not less 1"=100' for developments of less than 150 acres, 1"=200' for developments between 150 and 1,000 acres, and 1"=300' feet for developments in excess of 1,000 acres.

- E. **ELEVATIONS** – Two (2) copies of building elevations *may* be required upon request by the Office of Planning and Development. Factors that will be taken into consideration by the Office of Planning and Development in its determination that building elevations are required are surrounding land uses, frontage requirements and proximity of the requested building(s) to the public right-of-way.

F. **VICINITY MAP**

Two (2) copies showing the subject property (boldly outlined) and all parcels within a 500' radius. If the 500' radius includes less than 25 property owners, the radius shall be extended at 100' intervals to reach a minimum of 25 property owners provided, however, that the maximum total radius is 1,500'. Show for each parcel its dimensions, owner's name (on the vicinity map unless prior approval is given to do otherwise) and the public streets, alleys or private drives that it abuts. In situations where the parcels on the map are so small that the property owner's names are unable to fit and numbered legend is used, every effort should be made to place the legend on the map itself and not a separate sheet.

G. **LIST OF NAMES AND ADDRESSES**

1) Two (2) complete lists of names and mailing addresses, including zip codes, of all owners shown on the vicinity map, typewritten on 1"x 2<sup>5/8</sup>" self-adhesive mailing labels and 2 paper sets. Three (3) sets of gummed back mailing labels and paper copies are needed for subject properties located in Shelby County but within five (5) miles of the Memphis City limits.

2) Two (2) self-adhesive mailing labels (1"x 2<sup>5/8</sup>" ) each for the owner of record, applicant, representative and/or engineer/surveyor.

H. **FILING FEES** (*All Fees Are Subject To Change without Prior Notice*)

1) Planned Development: 5.0 Acres or less=\$1,500. Each additional acre or fraction thereof =\$100, Maximum =\$10,000. Make check payable to "M/SC Office of Planning and Development"

**\*ALL APPLICATIONS MUST BE SUBMITTED IN PERSON AND THE SUBMITTER MUST RECEIVE A RECEIPT OF ACCEPTANCE FROM STAFF**

**NOT ONE NOTIFICATION HAD BEEN RECEIVED by 4/30...**

## WHITEHAVEN WORKS AT GRAVES ELEMENTARY - PLANNED DEVELOPMENT

### ADDENDUM

#### ANSWERS TO 4.10.3 PLANNED DEVELOPMENT GENERAL PROVISIONS/QUESTIONS:

1. **The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.**
  - a. The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County. The proposed development will be a one-story building that will have the same similar designed aesthetic of the existing school structure. Further, because the development will have a vocational technical training facility component, the facade of the current building will remain, if economically feasible, or if the entire current structure is demolished and a new building constructed, the front of the building will look very similar to what the building currently looks like. The Applicant intends to maintain the look of a school for this building because students will be using the facility to train and develop skills in 3D printing and other skills necessary to produce or assemble the products being created or assembled at the facility.
  - b. The history of this property provides additional context to the proposed development and the positive impact it will have on the surrounding community. Graves Elementary has been closed since 2014 and has since been boarded up. The empty school requires resources to maintain, including security, utilities, and lawn maintenance. Shelby County Schools is marketing the Property for sale, and consistent with other closed school facilities, the buildings are intended to be repurposed. These vacant buildings cause and/or contribute to blight in surrounding areas, and it is the intent of the Applicant to contribute to the redevelopment and reinvigoration of the Whitehaven community by bringing a vocational/technical training facility, jobs, and additional economic activity to the Whitehaven community.
  - c. The Memphis 3.0 plan designates this tract to be used for public or “quasi-public” uses. Notwithstanding the foregoing, Shelby County Schools has agreed to sell this property to the Applicant and was aware of the Applicant’s intended use of the Property. The Shelby County School Board approved the sale at its public meeting on December 3, 2019. The vocational/training aspect of this development will require a continued affiliation with Shelby County Schools as students from area high schools will be the trainees at the site, thus, although this development will meet the quasi-public facility requirement when considered with a progressive mindset which support creative re-purposing for the betterment of the communities comprising Memphis, Tennessee.

- d. With respect to the Whitehaven community, Memphis 3.0 prioritizes, among other things, addressing blight and vacancy along major corridors and repurposing vacant lots. The proposed development accomplishes both of these objectives, as the boarded-up school facility will bring life back to the Property which sits on Winchester Boulevard, a major corridor that must be active for the Whitehaven community to continue its progress and revitalization.
- e. The Applicant intends to keep the current footprint of the school building and maintain the significant amount of green space that has historically defined this tract. The Applicant will maintain the Property in a first-class manner and the green space will serve both the student-trainees and workers at the site.
- f. With respect to the light manufacturing, the Applicant intends to produce jewelry and other customizable collector's products through the use of 3D printers. The vocational/technical component will be geared towards teaching the students graphic design and the use of 3D printing and related technology which will continue to be used as the technology continues to advance.

**2. An approved water supply, community wastewater treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development.**

- a. The Applicant will ensure that there is adequate water supply, that all necessary storm water drainage facilities are provided, and that all water related issues are adequately addressed.

**3. The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses... (see UDC sub-section 4.10.3C)**

- a. The Applicant intends to keep the current aesthetic intact as much as possible since the vocational/technical training facility will be used by students of Shelby County schools and other residents who desire to learn the skills necessary to use 3D printing and related technologies effectively and efficiently. The Applicant intends to honor the legacy of this property and Graves Elementary School by repurposing the Property and preserving the history of the site through keeping the large amount of green space on the Property. The training provided at this facility will provide skills that are transferrable to other jobs, but the Applicant's intent is to hire those trainees as full-time employees at living wage of at least \$15/hour and full benefits. The training provided at this facility will give students and other residents in the Whitehaven area the opportunity to learn new skills that will be important in the future. The parking area along Graves Road and the circular drive will remain generally as it currently is to provide for the educational atmosphere. All deliveries will be made to the facility from an entrance off Winchester to minimize new traffic on Graves Road. The Property will be well-lit and there will be significant amounts of green space and buffers to minimize the impact that the facility may have on the surrounding area. This development

should raise property values in this area of Whitehaven where there is already a variety of land uses.

**4. Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein and are not inconsistent with the public interest.**

- a. The public interest will be well-served by this PUD because the area residents and young people will be provided with new opportunities to learn and become competent with technology that will be widely used in the future. This development will re-purpose a blighted, closed school property and turn it into an operational vocational/technical and production facility where 3D printers are used to create memorabilia and other products. The products created will not produce noxious fumes or smells that would negatively impact the surrounding areas, and such operations will not create a lot of unwanted noise. All deliveries will be made from Winchester so that the residential areas nearby will not be affected by traffic related to deliveries and the commercial activity at the Property. The increased use of the Property will raise property values and will also add to the community in a variety of ways. Most importantly it will provide many jobs to area residents and will train residents and students in important skills of the future, in a safe, neighborhood environment.

**5. Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.**

- a. The one lot in this PUD will be maintained by the owner/Applicant. This property will be maintained in a first-class manner that will help improve this community by increasing property values and providing job skills training.

**6. Lots of records are created with the recording of a planned development final plan.**

- a. There will only be one lot in this PUD.

## HERE'S WHAT WE THINK MR. WEINSHANKER...

- ⇒ You claim you want to provide jobs for Memphis, jobs for Whitehaven when all you are really doing is obtaining child labor right here in America which is reducing your shipping costs...
- ⇒ You claim you will pay \$15/hour, but you are paying high school children who may need money, but really need a good education so they can earn a decent amount of money and retire...
- ⇒ You have no respect for the feelings of others because your bottom line is all you seem to care about...
- ⇒ You refused to speak to the neighborhood who will be most negatively affected by this monstrosity of metal billowing far into the sky above the homes they love and that many have struggled to obtain and maintain for decades now...
- ⇒ This type of large, factory facility does not belong in the center of any residential neighborhood and you should be ashamed of yourself for trying to place it in a predominantly black community right around the corner from Graceland...
- ⇒ There is ample, more suitable land within the same proximity or closer to your current retail locations that are better suited for this type of activity.
- ⇒ We think you should consider apologizing to us by repurposing our former school, at your expense, to support what we want—a self-sustaining, multifunctional, “Person-Centered,” planned resource and community center that will benefit our community financially and otherwise and be a model for all to duplicate.

Memphis & Shelby County  
Office of Planning and Development  
Land Use Control Board  
Attn: Jeffrey Penzes, Planner  
125 North Main Street, Suite 468  
Memphis, TN 38103-2030

Dr. Yvonne D. Nelson, CNC  
3519 McCorkle Road  
Memphis, TN 38116-3923  
May 7, 2020

RE: Case Number PD 20-04

Dear Mr. Penzes,

Thank you for your continued services during this unprecedented pandemic that has taken the entire world by surprise. Speaking for myself and my entire community, we are appreciative of what you have done to move our voices along. Although you may have received correspondence regarding this issue written by me, it was not from me and although I was informed and thank you since said correspondence has been included in your staff report, that information was not submitted by me, nor for that reason. This is “my” official submission for your staff report.

This is a formal letter of complaint that represents my voice and those of the numerous seasoned citizens who are my neighbors. These individuals are taking the advice of the CDC and remaining in their homes, except for essential trips. Because of this, their ages, and several other reasons, many who wished to participate more fully were unable to do so and they do not have retirement income, the desire, and/or the knowledge required to participate in your technologically savvy virtual online meetings and phone calls. I am their voice.

We are writing in opposition to the purpose Made in Memphis desires to place in the heart of our community at the current site of the former Graves Elementary School. We have attempted to make our voices heard by phoning your offices, only to be told that we must submit our complaints in writing, something not easily done without access to modern computer technology. We feel that this, along with the fact that Made in Memphis had ample time to host a neighborhood meeting and refused to do so (proof attached), is unlawful, and, since this is an existing residential neighborhood, does not follow Residential Single-Family Districts policies as written in the Unified Development Code for Memphis and Shelby County in Article 3, Building Envelope Standards, Section B Nonresidential, Section b) where it states, “Building coverage may not exceed 60% of the total lot area and Section 2 e) where it mentions that the “Maximum height cannot exceed 35 feet.” I’m not an engineer and would like to make sure these requirements are being met since included in concept plan drawing.

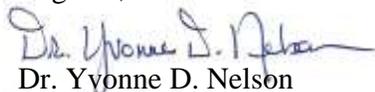
Furthermore, and more importantly, we live here, have lived here for decades, and the developer nor his client does not. As a collective voice for those who could oppose this project using online technology, we are submitting a petition signed by 300 people who could not be reached otherwise since the request to host a neighborhood meeting was refused as early as 9:31 am on Sunday, November

10, 2019, through the time of actual filing and the requirement to hold a neighborhood meeting was “waived” by the time the application was finally filed on April 6, 2020. We collectively feel as if this requirement of having a neighborhood meeting could and should have been attempted and that no additional approval should be allowed, at this time or at any time in the future, without the opportunity for all interested parties to attend a safe, non-COVID-19 dangerous meeting to discuss the proposal in length.

Furthermore, we are extremely concerned about the increased traffic that such a facility would introduce into a well-kept, quiet, and rather secluded community. We are concerned about the tree and forest life that will be destroyed to erect such a massive structure and the beauty that will be forever replaced with a non-conforming and inappropriately placed man-made metal structure. We are concerned about our health and safety and the ever-increasing number of industrial facilities, like 48Solutions, the former ILCO Pallet Company that exploded around midnight approximately a month ago today that sits a mile in the western direction from this proposed factory site. We are concerned about the increased noise this facility and its students and workers will bring to the area and the decreased safety of those who live nearby due to the heavily increased flows of traffic and potential for accidents that could follow. And, even though we have no way of telling, how do we know that our water supply and air quality will not be negatively affected by such a massive, 146,000 square foot building being placed at its proposed location? No, we do not welcome the idea of re-purposing our former elementary school into anything other than a self-sustaining (million or more dollar-per-year), multi-functional, “person-centered,” planned resource, and community center pilot that would add value to the area surrounding it based on the current and future needs of the neighborhood it is positioned in.

In closing, please understand that I was there when the appraisal of the subject property was performed in January 2015 and that I have firsthand information and photographs regarding the condition that the Shelby County Schools left the building in. My nonprofit, DI’MANS, Inc., are appalled that we were told that we could rent the facility at \$20k/month which is more than twice the cost that the same school board has now entered into a contract to sell for \$200k and we are appalled that the purchaser would not consider the many lives he will destroy under the guise of creating employment for the area. We would like to suggest that the developer look at land, that may not be as cost-effective to build on, in another area of Whitehaven if they so choose, that does not require rezoning and does not interrupt the lives of so many. There is ample land, within the same or less proximity to Graceland, that sits east on Elvis Presley Boulevard, north on Brooks Road, and in other parts of the community that would be much more appropriate for such a development. Therefore, we say no, NO FACTORY AT GRAVES.

Regards,



Dr. Yvonne D. Nelson

President

Whitehaven Community Development Corporation

cc: City Council, District 6 and District 8 Representatives  
Shelby County Commissioner, District 9

Attachments



This petition has collected  
285 signatures  
using the online tools at [ipetitions.com](https://www.ipetitions.com)

Printed on 2020-05-07

# NO FACTORY AT GRAVES

About this petition

Click [here to WATCH A CHANNEL 3 NEWS RELEASE](#) and please give me a minute to get my camera adjusted!

Please help us prevent a well-known big corporation from using our beautiful community for financial gain by repurposing our closed neighborhood school into a factory. Who wants to open their front door and look at a light manufacturing facility 16 tenths of a mile across the street? We don't and we need your help to ensure it doesn't happen.

Thank you!

WHY WOULD ANYONE WANT TO CONSTRUCT A TWO-STORY, 146,000 SQ. FT. FACTORY IN THE CENTER OF A NEIGHBORHOOD? WOULD YOU WANT A TWO-STORY, 146,000 SQ. FT. FACTORY IN THE FRONT OF YOUR HOME? WOULD THIS SAME PERSON PUT A TWO-STORY, 146,000 SQ. FT. FACTORY IN FRONT OF THEIR OWN HOUSE? YOU SAY NO? THEN WHY SHOULDN'T WE COMPLAIN ABOUT SOMEONE WANTING TO PUT A TWO-STORY, 146,000 SQ. FT. FACTORY IN OUR FRONT DOOR AND WHY WOULDN'T YOU WANT TO SUPPORT US BY SIGNING OUR PETITION IN OPPOSITION OF THIS WRONG RIGHT NOW? THANK YOU.

## Signatures

1. Name: YVONNE NELSON (dr.ydnelson@comcast.net) on 2020-04-08 02:46:28  
Comments: Please spread the word and share this petition with your neighbors and friends as soon as possible. Thank you!

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2. Name: Iman Zenoria Nelson (izdn2011@gmail.com) on 2020-04-08 04:33:58  
Comments:

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3. Name: Derrick Miller (millerrderrick63@gmail.com) on 2020-04-08 04:35:37  
Comments:

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4. Name: john T Newby (johntnewbyii@Gmail.com) on 2020-04-08 06:11:41  
Comments: We don't need a factory another factory in Whitehaven..

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5. Name: Alicia Tate (atate1@hotmail.com) on 2020-04-08 12:42:43  
Comments: No I don't want it.

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6. Name: Larry Springer (lbspringe@bellsouth.net) on 2020-04-08 22:29:27  
Comments: I do not want this on my street.

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7. Name: Chris Hewitt (jchewitt83@gmail.com) on 2020-04-08 22:30:47  
Comments:

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8. Name: TABITHA Jones (jstudy@att.net) on 2020-04-08 23:09:53  
Comments:

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9. Name: Rosemary Wheeler (rmw7899@gmail.com) on 2020-04-08 23:22:20  
Comments:

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10. Name: Willie kirkland (williekirkland8101@comcast.net) on 2020-04-08 23:47:55  
Comments: Signing for Otis kirkland my brother he does not have an email

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11. Name: Wallace Jenkins (wallaceplustwo@yahoo.com) on 2020-04-09 01:53:05  
Comments: No factory in our neighborhood!

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12. Name: Vickie Burse (vickiebursr@comcast.net) on 2020-04-09 03:01:54  
Comments: No

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13. Name: Britney B (bstick23@gmail.cim) on 2020-04-09 03:02:42  
Comments: No

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14. Name: Jackie Grafton (wayn1949@gmail.com) on 2020-04-09 03:59:51  
Comments: No factory in a residential neighborhood
- 
15. Name: Patricia Tools (patann1tools@yahoo.com) on 2020-04-09 12:23:16  
Comments:
- 
16. Name: Marsha Risby (mrisby2006@yahoo.com) on 2020-04-09 12:51:15  
Comments:
- 
17. Name: Alma Washington (ipkwsa0921@att.net) on 2020-04-09 13:49:03  
Comments:
- 
18. Name: Joanne Robinson (msjvr77@aol.com) on 2020-04-09 15:16:04  
Comments:
- 
19. Name: Vicky Vick (mrsvick2@yahoo.com) on 2020-04-09 15:51:23  
Comments:
- 
20. Name: Tony Cernosek (TonyCernosek@Gmail.com) on 2020-04-09 16:25:58  
Comments:
- 
21. Name: Patricia (patriciasnell@earthlink.net) on 2020-04-09 16:26:08  
Comments: My husband and I do not want this monstrosity in our neighborhood, it will take away from our beautiful homes and devalue them!
- 
22. Name: Sheila Joy-Martin (jdelatjoy@aol.com) on 2020-04-09 17:24:11  
Comments:
- 
23. Name: ETHEL CHEERS (ethel6733@yahoo.com) on 2020-04-09 17:44:50  
Comments: I DO NOT WANT A FACTORY CLOSE TO MY HOUSE. FIND A BIG OPEN FIELD SUITABLE FOR FACTORY WITH A LARGE OPEN PARKING LOT AWAY FROM THIS AREA. WE ARE TRYING TO BUILD WHITEHAVEN UP NOT TEAR IT DOWN.
- 
24. Name: Anita Stevens-Davis (qti2qti@aol.com) on 2020-04-09 17:56:08  
Comments: I do not want this in our neighborhood
- 
25. Name: Jacqueline Hall Watson (jackiewa@bellsouth.ndt) on 2020-04-09 19:35:15  
Comments: We don't need or want a factory in our neighborhood!!!
- 
26. Name: Shelton Mcghee jr (memphis1936@yahoo.com) on 2020-04-09 19:40:28  
Comments: I am against this proposed development in our community
-

27. Name: Aisha Barron (jailer201@gmail.com) on 2020-04-09 20:00:29  
Comments:
- 
28. Name: V Steele (quiaprash@gmail.com) on 2020-04-09 20:02:45  
Comments: Totally against this proposed venture.
- 
29. Name: Estelle Martin (estellemartin@att.net) on 2020-04-09 20:10:43  
Comments: We don't need that type of Facility in the middle of a single family neighborhood. What are you'll trying to do to us. We also want to live in a beautiful and clean area.
- 
30. Name: Solomon M Garrett (sgarrett5@comcast.net) on 2020-04-09 20:33:46  
Comments: Please show some respect for this neighborhood
- 
31. Name: Prince Johnson (princejohnsonjr@yahoo.com) on 2020-04-09 20:39:17  
Comments: NO
- 
32. Name: Tikita Jamison (mrs.tikitajamison@gmail.com) on 2020-04-09 20:49:35  
Comments:
- 
33. Name: Lula Guy (lula\_guy@yahoo.com) on 2020-04-09 20:49:41  
Comments:
- 
34. Name: Carolyn Lyons (carolyn.lyons61@yahoo.com) on 2020-04-09 21:41:14  
Comments: I don't want a two story lighting factory in my neighborhood. This is our home.
- 
35. Name: Arthur Martin (legend418@yahoo.com) on 2020-04-09 22:24:30  
Comments:
- 
36. Name: Andrew R Withers (awithersphoto@gmail.com) on 2020-04-09 22:25:50  
Comments: I am in agreement with the DI'MANS, Inc. presentation that was delivered in 2015 and the original plan to do something with the building. I would hope that EPE would agree with that effort and that those two entities and my photographic files could be used to promote the images of Elvis Presley from our files in the proposed museum. A discussion could be added if and when there is an agreement between the parties for the betterment and stability of the neighborhood.
- 
37. Name: LeRoy Johnson (johnsonl777@yahoo.com) on 2020-04-09 23:06:25  
Comments: We don't need a factory in the middle of our neighborhood. The Whitehaven community needs quality restaurants and upscale stores in our mall
- 
38. Name: RITA PRICE (RRPSNOW@AOL.COM) on 2020-04-09 23:08:06  
Comments: We do not want neither do we need a commercial business in this single family neighborhood.

- 
39. Name: Cyndi Springer (cyndispringer@bellsouth.net) on 2020-04-10 00:18:25  
Comments: Use the warehousing facilities already in place on Brooks. A note to Graceland, we appreciate what you have done so far with upgrading the area in front of Graceland. Please take the time to consider Bellbrook center as a location for your needs. Don't take our little cozy almost country setting and try to turn into a concrete and steel eyesore. Also think that you will destroy your own venture if you change the community settings around it.
- 
40. Name: Garfield Moss (gmoss4@gmail.com) on 2020-04-10 01:13:39  
Comments: All factories should be located in a business zone. If you wouldn't do it in a Germantown residential neighborhood don't do it in Whitehaven.
- 
41. Name: Janice McDaniel (jmackyd@gmail.com) on 2020-04-10 02:07:28  
Comments:
- 
42. Name: Cozy Sykes (cozysykes@gmail.com) on 2020-04-10 13:50:05  
Comments:
- 
43. Name: Alice Collins (alicecollins7311@yahoo.com) on 2020-04-10 14:37:23  
Comments:
- 
44. Name: Vickie Lusby (Vickiepye@yahoo.com) on 2020-04-10 15:27:09  
Comments:
- 
45. Name: Debbie Dee Dee Torrey (dmooretorrey@yahoo.com) on 2020-04-10 15:42:48  
Comments: I Hope we Win
- 
46. Name: Cynthia Vaughan (cynthiav0927@gmail.com) on 2020-04-10 16:55:27  
Comments: I do not support the Graves Elementary site being turned into a factory
- 
47. Name: Beulah Daniel (bdaniels@crye-leike.com) on 2020-04-10 19:08:09  
Comments: There should be no factories in a residential neighborhood. There are lots of vacant buildings in some commercial areas. There are probably some on Brooks Road commercial district.
- 
48. Name: Robert and Charlene Webber (charlenewebber53@yahoo.com) on 2020-04-10 19:36:  
Comments:  
Robert and Charlene Webber
- 
49. Name: Brittany Williams (BNWILLMS@GMAIL.COM) on 2020-04-10 20:17:42  
Comments:
-

50. Name: Michelle Martin (mross89@aol.com) on 2020-04-10 23:44:01  
Comments:
- 
51. Name: Onika Huggins (OMHuggins@gmail.com) on 2020-04-10 23:52:16  
Comments:
- 
52. Name: john fryson (fryson.j@yahoo.com) on 2020-04-10 23:57:08  
Comments:
- 
53. Name: Charol Hewitt (davischarol@yahoo.com) on 2020-04-11 11:57:29  
Comments:
- 
54. Name: Michelle Rausch (AimlessDaze@Yahoo.com) on 2020-04-11 15:04:10  
Comments: I am a Whitehaven resident and I do not want factories in residential areas....
- 
55. Name: Debra E Baker (debrabaker3617@gmail.com) on 2020-04-11 16:22:23  
Comments: There are many other properties that would work. Southland Mall comes to mind. Also vacant (former hotel) at EP/Gateway.
- 
56. Name: Carolyn Nelson (carolynnelson1947@yahoo.com) on 2020-04-11 16:33:47  
Comments: Thanks for the heads up. I think a community center with amenities for seniors is an excellent idea
- 
57. Name: Lucious Nelson (luciousn1945@yahoo.com) on 2020-04-11 16:36:00  
Comments: No factory at Graves
- 
58. Name: Carleythia Anderson (carleyanderson1@yahoo.com) on 2020-04-11 16:49:16  
Comments: Traffic on Winchester Rd. is already heavy, with much truck activity. The noise level is high, making it difficult to rest at times. Adding this manufacturing facility will exacerbate these problems.
- 
59. Name: Julious Anderson (julious.anderson@aol.com) on 2020-04-11 16:59:26  
Comments: We were aware of the heavy traffic when moving to corner of McCorkle Rd. and Winchester Rd. After 11 years we've somewhat adjusted to the noise; however, adding more traffic to an already busy thoroughfare will make life at home virtually unbearable.
- 
60. Name: Joyce Worsham Adams (jussjoyce@yahoo.com) on 2020-04-11 17:48:23  
Comments: This location could be use to add much needed services for the neighborhood.  
A factory in a residential area will only cause pollution in the air, noise from equipment, increase commerical traffic which will place children in danger, create an eyesore for the already established community and which is most devastating is property values will drop!

We do not want this factory warehouse in this neighborhood!!! It will only destroy the character and integrity of community that has worked so hard establish.

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61. Name: Trinnie Adams (trinnieadams@yahoo.com) on 2020-04-11 17:51:37  
Comments: NO MORE FACTORIES IN RESIDENTIAL NEIGHBORHOODS!!!

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62. Name: Doug Wright (dwright2007@live.com) on 2020-04-11 18:46:17  
Comments:

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63. Name: Patrick Jones (patrickfjones703@gmail.com) on 2020-04-12 00:25:57  
Comments:

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64. Name: Rita Durr (rita.durr@att.net) on 2020-04-12 00:46:54  
Comments: I do not want to see a neighborhood or community disrupted, destroyed nor dismantled by adding a factory placed in what should have remained as a school to keep the community thriving for families.

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65. Name: David Payne (paynedmp@gmail.com) on 2020-04-12 02:20:13  
Comments: This project isn't in the best interest of our community. The Community has no interest in this appeared undermined, backdoor deal.

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66. Name: Tamara Robinson (robinson.914@gmail.com) on 2020-04-12 03:16:55  
Comments: Repurpose this building into something that build up the people of this community and not just make money off of them!

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67. Name: Zahviera Eddings (zahvieraeddings@gmail.com) on 2020-04-12 05:46:40  
Comments:

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68. Name: Jack Armstrong (renoldini2000@yahoo.com) on 2020-04-12 10:51:38  
Comments:

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69. Name: Janet M Eason (jmartresee@gmail.com) on 2020-04-12 15:28:42  
Comments: I think they should be in the industrial commercial area. The Noncinnah light industrial area.

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70. Name: Natasha Adams (adamseducationgroup@yahoo.com) on 2020-04-12 15:42:21  
Comments: NO...NO...NO  
TO FACTORY@GRAVES ELEMENTARY SCHOOL

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71. Name: James C Peters Jr (James@ChristIsAlive.com) on 2020-04-12 16:00:42  
Comments: NO FACTORY IN OUR NEIGHBORHOOD!

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72. Name: Morris Nelson (mpatrick.nelson@gmail.com) on 2020-04-12 16:01:28

Comments:

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73. Name: Toni GREEN (mstinigreen3@yahoicim) on 2020-04-12 16:04:01  
Comments: It's SHAMEFUL WHAT THEY CONTINUE TO TRY to PUSH IN OUR NEIGHBORHOODS BUT UNTIL WE RECOGNIZE AND STAND UP IT WILL COME TO ROB AND DESTROY Our HERITAGE and LEGACIES FOR US AND OUR FUTURE GENERATIONS..... SIGNED TONI GREEN
- 
74. Name: Yvonne Nelson (ydn1503@aol.com) on 2020-04-12 16:07:04  
Comments: Please take a moment to this response I got offline: Yes, it can happen to your neighborhood.... it happened to mine with AMAZON WAREHOUSE @ Holmes & Tchulahoma. We didn't know anything until the ground breaking that it was going to be that huge warehouse!!! Increase in traffic, noise, and our property value has lowered
- 
75. Name: David Page (dpage2003@gmail.com) on 2020-04-12 16:18:17  
Comments: No, to the factory!
- 
76. Name: Gabriel Pryor (inspects@bellsouth.net) on 2020-04-12 16:24:55  
Comments: I believe in this cause whole heartedly!
- 
77. Name: Jasmine young (jazzyisyoud@gmail.com) on 2020-04-12 16:33:40  
Comments: Our community deserves to stay safe, adding a factory in the center of our community will not only harm our health, but damage our community with the toxicity that the factory will give off into the air. Our families should not endure this so close to home this is a dangerous decision and your hurting our environment even more. This factory needs to be placed in other industrial areas , not in the center of my area I call HOME.
- 
78. Name: Georgia harper (georgia.j.harper@tn.gov) on 2020-04-12 16:42:37  
Comments:
- 
79. Name: Johnny Douglas (douglas235@live.com) on 2020-04-12 17:41:05  
Comments: No no no stop doing this in our community. ...
- 
80. Name: Patsy Avant (cavant0403@comcast.net) on 2020-04-12 19:17:33  
Comments: We do not need any type of manufacturing Facility in our residential neighborhoods.
- 
81. Name: Susan Berry (susanberry2016@yahoo.com) on 2020-04-12 20:31:41  
Comments: For Dr. Nelson and her neighborhood- Love this awesome woman!
- 
82. Name: Lemichael Wilson (lemichaelwilson@gmail.com) on 2020-04-12 20:32:23  
Comments:
- 
83. Name: Peggy Garner (whgdlately@aol.com) on 2020-04-12 20:38:59

Comments: Do not want a factory niilt in the neighborhood

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84. Name: Charlesetta whiting (Alicia.boyd.aa@redfin.com) on 2020-04-12 20:40:36  
Comments:

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85. Name: Emily Lamar (emlamar7@gmail.com) on 2020-04-12 20:41:57  
Comments:

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86. Name: DANA CLEABORN (dcleaborn@outlook.com) on 2020-04-12 20:44:48  
Comments: NO factory at GRAVES ELEMENTARY LOCATION

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87. Name: Andrew Smith (andrewsmith7945@gmail.com) on 2020-04-12 20:48:58  
Comments:

---

88. Name: Heather (htate604@gmail.com) on 2020-04-12 20:51:28  
Comments:

---

89. Name: Mattie Loyde (matiqueshelpinghands@yahoo.com) on 2020-04-12 21:00:11  
Comments: I agree to this petition

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90. Name: Annye Hughes (nixise@comcast.net) on 2020-04-12 21:01:16  
Comments: We should keep the area residential

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91. Name: Katherine Larsha (threejohn2@live.com) on 2020-04-12 21:04:00  
Comments:

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92. Name: Steven Bradley (s.brasley23@yahoo.com) on 2020-04-12 21:05:00  
Comments:

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93. Name: Deloris Brooks (brooks1810@comcast.net) on 2020-04-12 21:15:03  
Comments:

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94. Name: Freda (fredaw43@gmail.com) on 2020-04-12 21:23:24  
Comments:

---

95. Name: Tyrone Moore (tyrone\_moore48@yahoo.com) on 2020-04-12 21:35:09  
Comments: I support your efforts.

---

96. Name: Linda Jones (jones.linda0620@gmail.com) on 2020-04-12 21:37:05  
Comments:

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97. Name: Steve Mulroy (smukroy@memphis.edu) on 2020-04-12 21:59:10

Comments:

- 
98. Name: Pearl Walker (pearlevawalker@gmail.com) on 2020-04-12 22:00:12  
Comments: I'm in
- 
99. Name: Eldra Jennings Perry (eperry817@aol.com) on 2020-04-12 22:07:04  
Comments:
- 
100. Name: Mark j Buls (oldbuls@hotmail.com) on 2020-04-12 22:11:10  
Comments: all the way with doctor nelson
- 
101. Name: Barb Miller (bmillerassignments@gmail.com) on 2020-04-12 22:19:59  
Comments: Stop the pollution. Take your crap to Collierville or Germantown!
- 
102. Name: Kathy Sanders (quip65@comcast.net) on 2020-04-12 22:33:06  
Comments:
- 
103. Name: Patrick oneil (patrickloneil@bellsouth.net) on 2020-04-12 23:06:06  
Comments: I don't want this factory in this community!
- 
104. Name: Linda Muhammad (sislinda2004@yahoo.com) on 2020-04-12 23:51:15  
Comments: This project must be stopped.
- 
105. Name: George wilson (george9382@att.net) on 2020-04-13 00:14:42  
Comments: 3525 lakeview rd
- 
106. Name: Harold Jackson (Jacksonharold1@gmail.com) on 2020-04-13 00:32:29  
Comments: I agree the we should preserve the integrity of the neighborhood
- 
107. Name: Yvonne D Nelson (nelson.yvonne.d@gmail.com) on 2020-04-13 02:08:29  
Comments: We have two petition sites! The old site is under the MyZIP463@gmail.com "Stop destroying black residential neighborhoods..." Thanks and much love to the 19 people who have already signed up there and the six comments they left!
- 
108. Name: Tamiko Beasley (myzip463@gmail.com) on 2020-04-13 02:16:00  
Comments: Tamiko Beasley  
I don't want a building in this neighborhood.
- 
109. Name: Carnita Atwater (atwaterc4@gmail.com) on 2020-04-13 02:20:44  
Comments: Gentrification is their GOAL! Continually making dis-investments in African American's community and neglecting their concerns and desires are a nucleus for BLACK EXODUS! Stop the BLACK GENOCIDE in the City of Memphis... NO JUSTICE...NO PEACE! Only the entities that Shelby County and the City of Memphis

have selected to receive the abundance of local, state and federal funding have ascertained the money. WAKE UP MEMPHIS...

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110. Name: NL Transou Jr (NLTransouJr@gmail.com) on 2020-04-13 02:23:34  
Comments: Not our residential areas

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111. Name: Joyce Adams (jadams@gmail.com) on 2020-04-13 02:31:34  
Comments: This community needs a family friendly project, such as a community center so the youth in the area can have a safe place to learn life skills, improve reading skills, learn how to swim, and just play to stay healthy.  
This manufacturing plant will lower the residents property value of their homes, increase traffic, noise, dust debris in this residential community. I am in Whitehaven Hills East and the city (of Memphis) let Amazon slip in on us. It has been a nightmare for the residents of our community. Heavy traffic, can't get in/out of neighborhood on Holmes Road due to the increase in traffic flow. Noise, dust, debris, potholes all over this old, outdated 2-lane road. The City of Memphis was to have expanded in 2004 but got put on the back burner and is still burning in 2019! Please do not listen to the city officials when they say let compromise to get this project completed because they will agree to get residents to say "yes" and they will forget you in a heartbeat! Whitehaven Hills East is still waiting for our promises from the AMAZON PROJECT - 2 YEARS AGO!  
Councilwoman Patrice Robinson seemed to have had a sudden loss of memory when the community confronted her for answers. She says, "I don't remember and we didn't take any minutes of the meeting so I don't know what was agreed upon!!!"  
District 3 has 4 more years with her and I sure hope she stops lying to her constituents. Keep me posted with any updates.  
Happy Holidays  
Submitted Dec. 25, 2019

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112. Name: Anthony Jones (tonyjonesink5@gmail.com) on 2020-04-13 03:49:56  
Comments: Why would they insist on this facility when there are so many other spaces available right down the street. They have followed the same hide and seek policy as the waste management firm preceding them. HELL NAW! As a matter of fact, HFN! With no apologies to anyone. It's time we as black people quit falling for the old British diplomacy trick, drinking tea and speaking softly while seeking every avenue to rape you out of the back door. There a couple of perfectly good factory spaces right up the street, go there.

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113. Name: George Gillard (very6325@att.net) on 2020-04-13 14:02:39  
Comments:

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114. Name: Hazel Longstreet (hazelzell@aol.com) on 2020-04-13 17:33:33  
Comments:

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115. Name: Althea Hathaway (althea\_zanehathaway@yahoo.com) on 2020-04-13 18:08:59  
Comments:

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116. Name: Virginia Bowen (mccorkleroad@aol.com) on 2020-04-13 18:23:18

Comments: This cannot be happening.

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117. Name: Adrian Hampton (hampton\_adrian@yahoo.com) on 2020-04-13 20:49:53  
Comments:

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118. Name: Marvin H Crosby (crosdy.marvin@gmail.com) on 2020-04-13 21:03:38  
Comments:

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119. Name: Stacey Williams (sawilliams3000@yahoo.com) on 2020-04-13 21:48:47  
Comments:

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120. Name: Launa Murphy (lvmurphy@me.com) on 2020-04-13 21:51:14  
Comments: Thanks for info.

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121. Name: S Hall (shall10720@yahoo.com) on 2020-04-13 23:04:19  
Comments: There is no good reason why a residential neighborhood should have a factory to look at.

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122. Name: Sherika Wright (wrightsherika@gmail.com) on 2020-04-13 23:10:40  
Comments:

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123. Name: Diann McBee (mcbeed@msn.com) on 2020-04-13 23:14:06  
Comments: As former student, I hate to see this happen.

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124. Name: Claude Talford (claudio.talford@att.net) on 2020-04-13 23:22:09  
Comments: This is zoned commercial and shouldn't be allowed.

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125. Name: Sand Martin (rika3764@yahoo.com) on 2020-04-13 23:28:07  
Comments:

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126. Name: Andy Strickland (strickland\_andrew@ymail.com) on 2020-04-13 23:59:51  
Comments:

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127. Name: Kandice K Robinson (kkeniese@yahoo.com) on 2020-04-14 00:19:50  
Comments:

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128. Name: Atlas Robinsom (kamskye2@yahoo.com) on 2020-04-14 00:20:57  
Comments:

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129. Name: Dorcas Hill (dorcasd.hill@gmail.com) on 2020-04-14 00:25:49  
Comments:

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130. Name: Stephanie Tramber (crazzygrammy52@gmail.com) on 2020-04-14 00:35:26  
Comments:
- 
131. Name: Hal Allen (hallen9666@aol.com) on 2020-04-14 00:41:07  
Comments:
- 
132. Name: Lanny Huffman (huffman.lanny@att.net) on 2020-04-14 01:26:31  
Comments:
- 
133. Name: William Shepard (shepardbill@bellsouth.net) on 2020-04-14 07:56:25  
Comments: I attended Graves Rd. Elementary School in grades 3 through 8. It needs to be repurposed for the sake of the community and its proerty values'.but not as a factory for light manufacturing. It could be used as a day care facility combined with community center activities for chikdren in the neighborhood' for tutoring' for music enrichment orogeams' and as a venue for the performing arts. I treasure its rich heritage and what my yrsars there did to prepare me for mt future. I believe it to have been the most successful public elementary school in the city. Urban blight should not take it. I watched America's first astronaut to soar into space from a telecast in the cafetorium there. I learned the Lord's Prayer in Latin there. I was able to help my high school English teachers with grammar due to the quality of instruction I got there. Many greT buildings in Memphis have sadly been demolished, such as Union Station. Where does it end?
- 
134. Name: Rhonda Lomax (rhondalomax2@gmail.com) on 2020-04-14 09:41:58  
Comments:
- 
135. Name: Patsy Brown (ptbrown50@yahoo.com) on 2020-04-14 11:14:27  
Comments: No factory!!!!
- 
136. Name: Shanta Echols (echolsshanta@yahoo.com) on 2020-04-14 15:22:15  
Comments:
- 
137. Name: Bernice Holleman (hollemanbernice57@gmail.com) on 2020-04-14 15:26:30  
Comments: Best school in Whitehaven
- 
138. Name: TORY YATES (toryyates169@gmail.com) on 2020-04-14 17:07:14  
Comments:
- 
139. Name: Eddie T Amos (olschool12003@yahoo.com) on 2020-04-14 17:20:17  
Comments:
- 
140. Name: Patricia wesley (pawesley01@yahoo.com) on 2020-04-14 18:52:09  
Comments:
-

141. Name: Henri E Brooks (hebrooks1949@att.net) on 2020-04-14 20:33:15  
Comments:
- 
142. Name: Vickie L Redden (vreddmemp@aol.com) on 2020-04-14 20:34:57  
Comments: Take it out East!!!
- 
143. Name: Kenneth Green (kkg3030@gmail.com) on 2020-04-14 23:39:00  
Comments:
- 
144. Name: Robert Davis (davisrmemphis@aol.com) on 2020-04-15 00:44:58  
Comments:
- 
145. Name: Sharon Jones (sj8460343@gmail.com) on 2020-04-15 01:13:05  
Comments:
- 
146. Name: Joe Pettis (joeapett@bellsouth.net) on 2020-04-15 03:06:57  
Comments: There are many closed business that would house a factory and are in a commercial area example 4444 Delp St (Warehouse) 5511 United Drive (warehouse) 5675 Pidgeon Roost (Warehouse)
- 
147. Name: Sidney Henderson (hendersonsidney@yahoo.com) on 2020-04-15 03:14:19  
Comments:
- 
148. Name: Brittany Williams (bnwillms@yahoo.com) on 2020-04-15 04:00:28  
Comments:
- 
149. Name: Tencia Williams (tenicia.m.williams@gmail.com) on 2020-04-15 04:50:18  
Comments:
- 
150. Name: Mother Georgia King (georgiaking741@gmail.com) on 2020-04-15 15:45:12  
Comments: Mother Georgia King says, why not use the mall? I understand that it is right across the street from the high school where the children will hopefully be attending school again soon at. Why would you choose to place a factory in the middle of a neighborhood? There is no transportation. It makes no sense.
- 
151. Name: Marlon Brown (marlonbrown2010@gmail.com) on 2020-04-15 17:16:14  
Comments: I wouldn't want a factory in my backyard either. NO FACTORY!
- 
152. Name: Gwen Nevels (gnevels2000@yahoo.com) on 2020-04-15 23:25:33  
Comments: I agree that a factory should not be placed on the property of Graves School. There are homes across from the school.
- 
153. Name: Irene Hampton (lhamp894@gmail.com) on 2020-04-16 00:00:53

Comments:

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154. Name: Maria Chapman (sunsetmaria@aol.com) on 2020-04-16 01:51:15  
Comments:
- 
155. Name: Thomas E Long (telong1967@aol.com) on 2020-04-16 02:16:28  
Comments: I lived on Brakebill Cove. You can count on me for support. Former City Court Clerk for 20 years. My current address is 3694 Woodglade Lane, 901-832-2256 email telong1967@aol.com
- 
156. Name: Denise Bonds (denisebonds21@yahoo.com) on 2020-04-16 11:34:36  
Comments: They should leave things they way that they are already!
- 
157. Name: Dorothy Cox (carp38108@gmail.com) on 2020-04-16 19:51:25  
Comments:
- 
158. Name: Rita Davis (ritadavis1954@gmail.com) on 2020-04-16 23:50:41  
Comments: Not in residential district lower property value. Unsafe for children to play.
- 
159. Name: Marilyn Toler (marilyntoler901@yahoo.com) on 2020-04-16 23:56:07  
Comments:
- 
160. Name: Anthony Wright (wri.aj1975@gmail.com) on 2020-04-17 00:00:12  
Comments: No factory!
- 
161. Name: Eliehue Stanback Jr (eliehue1519@outlook.com) on 2020-04-17 00:09:48  
Comments:
- 
162. Name: Gwendolyn Pritchard (gwenpritchard@bellsouth.net) on 2020-04-17 00:25:58  
Comments:
- 
163. Name: Van Pritchard (vanpritchard@bellsouth.net) on 2020-04-17 00:28:48  
Comments:
- 
164. Name: Mary E Carpenter (Marryelaine2014@gmail.com) on 2020-04-17 01:46:24  
Comments: I do not want a factory in this neighborhood.
- 
165. Name: Harold Bates Sr (hbatessr@yahoo.com) on 2020-04-17 02:16:03  
Comments: Would rather see it given to a nonprofit or church
- 
166. Name: Shirley Jewell (hardinjewell@aol.com) on 2020-04-17 02:50:34  
Comments:

- 
167. Name: Ivory jackson (ivoryjackson7@gmail.com) on 2020-04-17 09:11:42  
Comments: We need a technical training facility to inspire our youth not a factory to lower the quality of our neighborhood
- 
168. Name: Tyrone Hunt (hunttyrone@aol.com) on 2020-04-17 12:48:14  
Comments: This is ridiculous to attempt to place this kind of entity in the middle of our neighborhood!
- 
169. Name: Porsche Ransom (porschesransom86@gmail.com) on 2020-04-17 14:36:09  
Comments:
- 
170. Name: Linda Street (streetlsu@yahoo.com) on 2020-04-17 17:42:38  
Comments:
- 
171. Name: Maria Davis (amd4552@yahoo.com) on 2020-04-17 18:38:25  
Comments: NO FACTORY AT GRAVES!
- 
172. Name: Elizabeth English (elenglish@comcast.net) on 2020-04-17 20:53:25  
Comments: I am against using the school as a manufacturing company in our neighborhood.
- 
173. Name: Shawndolyn BOYCE-MILLER (shawndolynmiller@gmail.com) on 2020-04-18 13:48:3  
Comments:
- 
174. Name: Garland Miller (gmmiller2@yahoo.com) on 2020-04-18 13:56:34  
Comments: We don't want a manufacturing plant in our neighborhood.
- 
175. Name: Warner K Leonard (warnerleonard@icloud.com) on 2020-04-19 16:47:53  
Comments:
- 
176. Name: Yvonne Acey (aiafest@bellsouth.net) on 2020-04-19 18:59:42  
Comments:
- 
177. Name: Zondra Farmer (zondraus@comcast.net) on 2020-04-19 19:23:55  
Comments:
- 
178. Name: Sarah Smith (ncwmt@bellsouth.net) on 2020-04-20 23:12:49  
Comments: We have enough traffic on this street.
- 
179. Name: Patricia Sellers (lesterpatriciasnell@me.com) on 2020-04-21 00:11:27  
Comments: Do not want this in our neighborhood.

- 
180. Name: Lokela Lane (bluxygen99@gmail.com) on 2020-04-22 21:41:16  
Comments: No Factory
- 
181. Name: Yolanda B (yoland3@gmail.com) on 2020-04-23 05:15:12  
Comments: No factory at Graves
- 
182. Name: Marquest Taylor (marquesttaylor67@gmail.com) on 2020-04-23 16:36:32  
Comments:
- 
183. Name: Lindsay Clark (spoiled\_sweet@me.com) on 2020-04-23 16:46:51  
Comments:
- 
184. Name: Jade Clark (jclark@aglaunch.com) on 2020-04-23 17:05:27  
Comments:
- 
185. Name: Marilyn I Carruthers (mlrainy@gmail.com) on 2020-04-23 17:24:34  
Comments: This is absolutely ridiculous in no way do I support this foolishness!!!!!!
- 
186. Name: Annie Dickerson (annrd53@aol.com) on 2020-04-25 04:55:31  
Comments: No factory at Graves Rd
- 
187. Name: Mary C Johnson (m.corinne.johnson@gmail.com) on 2020-04-26 23:37:14  
Comments: No factory!
- 
188. Name: William H Reed (williamreed30@aol.com) on 2020-04-28 02:10:01  
Comments: This is why we need strong leaders in MyZIP. Email myzip463@gmail.com for information because MyZIP doesn't need you, YOU NEED MyZIP!!!
- 
189. Name: Kermit Moore (kermit.moorejr@gmail.com) on 2020-04-28 19:19:05  
Comments:
- 
190. Name: Jackie Mayo (jdmayo1908@gmail.com) on 2020-04-29 01:40:28  
Comments:
- 
191. Name: Lorenzo Caldwell (Lorenzocaldwell36@gmail.com) on 2020-04-29 14:43:54  
Comments: I am in support of this petition let's keep making Whitehaven better and proud not a dump
- 
192. Name: Anthony Talley (Anthony.talley22@gmail.com) on 2020-04-29 14:50:53  
Comments:
-

193. Name: Juanita Keys (jkeys69@gmail.com) on 2020-04-30 01:35:16  
Comments: No factory in my neighborhood
- 
194. Name: Derrick R LaBarre (dimans100@aol.com) on 2020-04-30 03:34:52  
Comments:
- 
195. Name: Theodore Fisher (dimans100@yahoo.com) on 2020-04-30 03:38:18  
Comments:
- 
196. Name: Derrick R LaBarre Sr (deadeyechamp@gmail.com) on 2020-04-30 03:40:40  
Comments:
- 
197. Name: Bridget Johnson (johnsonbridget886@gmail.com) on 2020-04-30 15:25:03  
Comments:
- 
198. Name: TONY WRIGHT (actorTonyWright@gmail.com) on 2020-04-30 17:01:40  
Comments: Please keep such manufacturing facilities in a zone purposed primarily for commercial and industrial uses, and keep our neighborhood(s) conducive to the growth and development of its Citizens and families. I AM VEHEMENTLY OPPOSED TO HAVING MY NEIGHBORHOOD DEGRADATED BY THE INFILTRATION OF BIG BUSINESS SEIZING THE RESCOURCES OF IT'S CITIZENS FOR THE POORLY DISGUISED QUEST FOR MORE CAPITAL GAINS.
- 
199. Name: Betty Wadlington (bettyjo365@gmail.com) on 2020-04-30 19:34:48  
Comments:
- 
200. Name: GLENNELL M SMITH (gsmithneal@gmail.com) on 2020-04-30 19:37:35  
Comments: I vote no to the future factory to be built on the land that previously housed Graves Elementary School. I have 3 children that attended and Graduated from Graves Elementary. This is a lifetime historical land site for the school. I would like for this location to house a more family oriented beneficial establishment and not a factory in my neighborhood.
- 
201. Name: derrick echols (derrickdechols@yahoo.com) on 2020-04-30 21:37:01  
Comments:
- 
202. Name: Anthony Williamson (awill8510@gmail.com) on 2020-04-30 22:21:54  
Comments: Not in our neighborhood put it in your neighborhood
- 
203. Name: Cynthia Brantley (CYNTHIABRANTLEY@YAHOO.COM) on 2020-04-30 22:50:11  
Comments:
- 
204. Name: Na'Deja Brantley (nadejabrantley@yahoo.com) on 2020-04-30 23:04:21  
Comments:

- 
205. Name: Aaron Brantley (aaronbrantley12345@gmail.com) on 2020-04-30 23:05:34  
Comments:
- 
206. Name: Mildred Muhammad (mildred\_muhammad@yahoo.com) on 2020-05-01 02:05:56  
Comments:
- 
207. Name: Alysia Dale (alysiamiller9@gmail.com) on 2020-05-01 02:38:19  
Comments: There are enough commercial buildings on Brooks Rd. Why put a factory in residential area?
- 
208. Name: Marcia Jenkins (mlynn.jenkins9@yahoo.com) on 2020-05-01 03:00:30  
Comments: NO FACTORY IN MY NEIGHBORHOOD !!☐
- 
209. Name: Joshua Jenkins (joshua.jenkins14@gmail.com) on 2020-05-01 03:06:50  
Comments: No factory
- 
210. Name: Dr Yvonne D Nelson (info@whitehavencdc.org) on 2020-05-01 05:02:04  
Comments: Don't let them fool you. Yes, they may want to call it a vo-tech training facility, but there is a place and time for everything and this is not the place or time for this foolishness. We went through terrible expense notifying the neighborhood. Banners, yard signs, and 510 oversized postcards mailed first class at \$0.50 each. It's a shame this is low-down dirty. Let's keep going on the signatures. We've still got 6 days to go! NO FACTORY AT GRAVES! MAKE PLANS NOW TO JOIN US FOR OUR VEHICLE PROTEST WEDNESDAY AT THE BANNERS ON WINCHESTER ROAD!
- 
211. Name: Christine sykes (cssykes69@gmail.com) on 2020-05-01 09:56:34  
Comments:
- 
212. Name: Ricky and Sheryl Allen (sheryla903@gmail.com) on 2020-05-01 13:59:26  
Comments: we do not want to live across the street from a factory! NO!
- 
213. Name: Audrey F Mathes (lajaki@bellsouth.net) on 2020-05-01 16:49:29  
Comments: No factor in our neighborhood.
- 
214. Name: Robin Franklin (robinf12@bellsouth.net) on 2020-05-01 19:01:33  
Comments: No factory in our neighborhood!!!!
- 
215. Name: Carlos C Franklin (sbm14@bellsouth.net) on 2020-05-01 19:07:27  
Comments: NO FACTORY IN OUR NEIGHBORHOOD!!!!!!
- 
216. Name: Denise Wilson (lavonnewilson1@hotmail.com) on 2020-05-01 20:04:59  
Comments:

- 
217. Name: Rev Willie Hardy (whardy1@comcast.net) on 2020-05-02 15:43:34  
Comments: You are doing a great work my Dear  
God will see you through.
- 
218. Name: Dolores Townsend (dntownsend5@aol.com) on 2020-05-02 19:28:13  
Comments: Shameful, just shameful.
- 
219. Name: Sharon Webb (drsharonawebb@gmail.com) on 2020-05-03 00:18:14  
Comments:
- 
220. Name: Mattie Dugger (mattalyn1@yahoo.com) on 2020-05-03 02:04:26  
Comments:
- 
221. Name: Samantha Holmes (drsholmes@hotmail.com) on 2020-05-03 22:26:21  
Comments: Keep Twinkletown a quiet, residential neighborhood
- 
222. Name: Derrill Dugger (drumer3355@gmail.com) on 2020-05-04 02:04:33  
Comments:
- 
223. Name: Arthur Faulkner Sr (arthurfaulkner86@gmail.com) on 2020-05-04 02:54:32  
Comments: Do not build factory.
- 
224. Name: F L Barksdale (flbarksdale@bellsouth.net) on 2020-05-04 08:30:05  
Comments: We DO NOT want a factory at the Graves School site. Take it to the outskirts  
of town.
- 
225. Name: Dr Y (info@whitehavenappeal.org) on 2020-05-04 18:51:38  
Comments: You can also text "graves" to 64600 to sign!
- 
226. Name: Lakisha Davis (1980lnd@gmail.com) on 2020-05-04 21:15:32  
Comments: No Site At Graves!!
- 
227. Name: Cathy Harris-Moore (moorecrh@gmail.com) on 2020-05-04 21:37:05  
Comments: NO FACTORY!!!
-

228. Name: Wanda Faulkner (wandarf@me.com) on 2020-05-05 06:44:41  
Comments: A manufacturing plant placed in the heart of a vibrant residential area is a bad idea. Such a move sets the stage for the rapid decline of a settled neighborhood that contributes steadily to the city's property tax and sales tax revenue base. My home is directly across the street from west side of Graves school and to look out of my door at a manufacturing plant is absurd, not mention a total disrupting in my peace of mind relative to safety. My property value will immediately plummet and the option to sell my home is eliminated. I have lived in my home for over 24 years and to uproot now when it's time to retire is not an option. This move takes away practically everything I have worked for over the last 30 years as a resident of this city.

I say absolutely NO to this manufacturing facility!

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229. Name: Lisa Harper (mslisaharper@gmail.com) on 2020-05-05 15:32:57  
Comments:

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230. Name: Marvin Bowen (mbowen1@bellsouth.net) on 2020-05-05 17:59:28  
Comments: NO FACTORY!!!!

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231. Name: Dena Richmond (richmondjena@yahoo.com) on 2020-05-05 21:03:44  
Comments:

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232. Name: Kamron Fields (kjf092404@yahoo.com) on 2020-05-05 21:10:46  
Comments:

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233. Name: Raven Johnson (raven.brrs@gmail.com) on 2020-05-05 21:19:16  
Comments:

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234. Name: Lisa Brown (mrsb514@bellsouth.net) on 2020-05-05 21:31:01  
Comments:

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235. Name: Misty Rosser-White (Misty@MistyWhite.com) on 2020-05-05 21:31:57  
Comments:

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236. Name: Phelon Grant (phelon@bellsouth.net) on 2020-05-05 21:45:55  
Comments:

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237. Name: Joe Moody (joemoody687@yahoo.com) on 2020-05-05 21:55:19  
Comments:

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238. Name: Lodie Rogers (Wlodie@aol.com) on 2020-05-05 22:13:11  
Comments:

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239. Name: Alex Richmond (arichmond7807@gmail.com) on 2020-05-05 23:45:08

Comments: No factory!!

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240. Name: Candice Mccarty (sixer3lover@gmail.com) on 2020-05-06 00:14:37  
Comments:

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241. Name: Crystal Richmond (crystalrichmond79@gmail.com) on 2020-05-06 00:21:37  
Comments:

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242. Name: Alfreda Davis (asd\_1@msn.com) on 2020-05-06 00:22:00  
Comments:

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243. Name: Charvis Richmond (richmond\_44@hotmail.com) on 2020-05-06 00:25:25  
Comments:

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244. Name: Bennie Brooks-Reed (bfbreed@msn.com) on 2020-05-06 01:19:25  
Comments:

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245. Name: Kayla Pierce (yella13klp@yahoo.com) on 2020-05-06 01:32:43  
Comments:

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246. Name: Melanie Young (sunshinelady614@yahoo.com) on 2020-05-06 01:35:10  
Comments: No warehouse at Graves Elementary!!!

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247. Name: Debra (debra.bwe@gmail.com) on 2020-05-06 01:43:57  
Comments: NO Factory at Graves! This will negatively impact the people of this community and ultimately decrease the value of our property. Placing a factory in the midst of any neighborhood has the potential to adversely affect the health of those of us who live nearby. Having Waste Management Co. around the corner is bad enough. No Factory at Graves...PLEASE!!!

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248. Name: Robert (rbcosmeticdental@aol.com) on 2020-05-06 01:59:18  
Comments: Absolutely No factory at Graves location!

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249. Name: William Ogilvie (wmogilvie83@gmail.com) on 2020-05-06 02:07:26  
Comments:

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250. Name: Lametria Brown (lametriabrown@yahoo.com) on 2020-05-06 02:08:06  
Comments: I am against this endeavor and am happy to sign this partition to support our residence!

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251. Name: Erica Orr (ekorr2002@yahoo.com) on 2020-05-06 02:21:26  
Comments:

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252. Name: Karen Davis (kysdavis73@yahoo.com) on 2020-05-06 02:46:28  
Comments: No Factory!!!
- 
253. Name: Ebonye Bowie (dbowie1428@aol.com) on 2020-05-06 06:29:44  
Comments:
- 
254. Name: Charlotte Wright (quarlesminny@yahoo.com) on 2020-05-06 15:23:07  
Comments: Why would anyone want to put a factory in this area. Old established residents.
- 
255. Name: Monica Wicks (wicksmd@scsk12.org) on 2020-05-06 17:00:37  
Comments:
- 
256. Name: Ronald (ronaldbwadlington@yahoo.com) on 2020-05-06 18:08:48  
Comments:
- 
257. Name: Faith Edison (faithedison@gmail.com) on 2020-05-06 18:17:41  
Comments:
- 
258. Name: John Walker (newyorklife1982@gmail.com) on 2020-05-06 18:20:40  
Comments:
- 
259. Name: Faith Walker (rachelwalker1989@gmail.com) on 2020-05-06 18:21:02  
Comments:
- 
260. Name: Mary McKinney (sunnydaz007@gmail.com) on 2020-05-06 18:22:29  
Comments:
- 
261. Name: KimTraylor (Kimetria@yahoo.com) on 2020-05-06 18:51:02  
Comments: No factory
- 
262. Name: Anita White (jjjj4wh@aol.com) on 2020-05-06 18:59:46  
Comments:
- 
263. Name: Ida L Shannon (idashannon901@gmail.com) on 2020-05-06 19:08:10  
Comments:
- 
264. Name: Burl Toler (b1\_toler@yahoo.com) on 2020-05-06 19:36:04  
Comments:
- 
265. Name: Ceaser Gillespie (gillespieceaser265@gmail.com) on 2020-05-06 19:37:51  
Comments: No

- 
266. Name: Linda Pride (Linnate67@yahoo.com) on 2020-05-06 20:12:07  
Comments:
- 
267. Name: Angela Washington (A.WASHINGTON24@YAHOO.COM) on 2020-05-06 20:25:52  
Comments: Leave our neighborhood alone
- 
268. Name: Angelique (angeliquew928@gmail.com) on 2020-05-06 20:25:58  
Comments:
- 
269. Name: Lorri A Harris (lorrih\_2001@yahoo.com) on 2020-05-06 20:54:48  
Comments: Board President for Unity Christian Church
- 
270. Name: Gregory couth (gregcouth@yahoo.com) on 2020-05-06 21:25:15  
Comments:
- 
271. Name: Gloria Ratliff (gratliff036@yahoo.com) on 2020-05-06 23:44:18  
Comments:
- 
272. Name: Micheal Moore (mike.moore@view.com) on 2020-05-06 23:44:39  
Comments: No factory
- 
273. Name: Charles Payne (dominiquepayne.dp@gmail.com) on 2020-05-07 00:22:00  
Comments: Save Graves
- 
274. Name: B J Toler (bjtoler@yahoo.com) on 2020-05-07 01:13:55  
Comments:
- 
275. Name: Anissa Franklin (anissa\_franklin@yahoo.com) on 2020-05-07 02:11:45  
Comments:
- 
276. Name: Keland English (kememphis@gmail.com) on 2020-05-07 12:52:35  
Comments: I went to that school and still have family in that area no factory please
- 
277. Name: Alice Miller (alicepettitmiller1952@gmail.com) on 2020-05-07 13:51:43  
Comments:
- 
278. Name: Tikeila Rucker (tikeila.rucker@yahoo.com) on 2020-05-07 14:07:48  
Comments:
- 
279. Name: Dawn Barton (Missdawnmichelle@yahoo.com) on 2020-05-07 14:12:30  
Comments:

- 
280. Name: Dominique Henderson (1.henderson.dominique@gmail.com) on 2020-05-07 15:02:02  
Comments:
- 
281. Name: Marisa Tyson (mizzmarisa123@gmail.com) on 2020-05-07 16:01:19  
Comments:
- 
282. Name: Terreon Douglas (TerreonD@yahoo.com) on 2020-05-07 16:36:11  
Comments:
- 
283. Name: Alisha Wall (amwall81@yahoo.com) on 2020-05-07 16:45:37  
Comments:
- 
284. Name: Mary Haynes (MHaynes33@gmail.com) on 2020-05-07 18:23:36  
Comments: This is bad
- 
285. Name: Clyde R Venson (clyderv@gmail.com) on 2020-05-07 19:38:59  
Comments: I think they ought to give the building to a nonprofit organization for \$1.
-

## Factory at old Graves Elementary

nikkiuom <nikkiuom@yahoo.com>

Tue 5/5/2020 3:06 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

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Hello Jeffrey,

I attended Graves Elementary all thru grade school and lived in the area until I finished college in 2002. My parents still live in the area and are retirees, but a lot of their neighbors have small children that will be outside and nearby and a factory will not be good for that area. The area is already dealing with a trash company nearby that causes terrible smells in the area that makes you want to vomit. Please, please don't put a factory in the Graves Elementary building. It should be located in an industrial area, not a residential area.

Thank you,  
Mrs. Adrian Harris

Sent via the Samsung Galaxy S10, an AT&T 5G Evolution capable smartphone

## No Factory At Graves!

beatrice beasley <beasleybeatrice21@gmail.com>

Mon 5/4/2020 4:49 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

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I'm a homeowner in the Graces Community in 38116. I'm texting you to let you know that I would not like to see a factory built on the Graves School yard. We have a peaceful, quiet neighborhood without a great deal of traffic passing through such as trucks. We would like to keep it this way. Thank you for your consideration in helping us to keep our area beautiful.

.rfactory-built where the grave the grade school is a two-story building in like that would just ruin our residential neighborhood and it makes no sense to have a factory in a good Community where we are decent people people who pay our taxes on time to have a factory in our community

## Proposed factory at site of Graves Rd. School

BILL SHEPARD <shepardbill@bellsouth.net>

Fri 5/1/2020 12:06 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

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Please note my objection to the installation of a factory to build Elvis Presley souvenirs on the site of the former Grsves Ekementary School. It would be a major detriment to this historic neighborhood. I attended Graves in grades 3 through 8 and received the best education one could imagine from a public school. The McCorkle mansion burned, and Graves us kept as s reminder of the contributions of Ms. McCorkle to her beloved community. She taught at Graves and shared her art collection to adorn its halls. My 7th grade English teacher Henry Zurhellen taught us the Lord's Prayer in Latin. Principal C. H. Harrell let us eatch live on television the first American astronaut in zoom into space. My memories are all priceless abd precious. I believe the use proposed by Yvonne D. Nelson is much better for the sake of Memphis and the community than this factory, which would generate a decline in property values. This would in turn cause the city to lose tax revenue from property taxes.

I encourage you to do all in your power yo preserve this great property and allow it to be used for the community rather than a commercial factory.

Thank you for your kind attention.

[Sent from AT&T Yahoo Mail on Android](#)

## Graves Elementary

Dena Richmond <richmondjena@yahoo.com>

Tue 5/5/2020 3:31 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

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Hi Jeffrey,

It has been brought to my attention that there is a proposal to turn the former Graves Elementary site into a factory. My parents have owned a home on Brevard Dr for over 30 years. I am writing to protest this as I find that it will be an unsafe eyesore for all of the families that live in that area, from new families to retirees. There are hundreds of commercial areas in the city that this establishment could call home. Please listen to the concerned residents of this area and DO NOT allow this to happen.

Respectfully,  
Dena Richmond

[Sent from Yahoo Mail for iPhone](#)

## Proposed development

Edith Love <rev.edithalove@gmail.com>

Thu 5/7/2020 2:54 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

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Dear Sir,

I live on Nelson avenue and I am strongly opposed to the proposed development on Barksdale at Nelson. I request a public meeting to discuss this dramatic change to my neighborhood. Thank you.

Rev. Edith A. Love

## Opposition to Case No. PD 20-4

Elizabeth English <elenglish@comcast.net>

Thu 4/30/2020 5:18 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

Cc: Dr. Yvonne D. Nelson <mccorkleroad@gmail.com>

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---

I am opposing the former Graves Elementary School to be used as a light manufacturing facility in the middle of our neighborhood.

I don't want the noise from the commercial activity, increased foot, vehicle or truck traffic, trash, burglaries and crime. In no way, form or fashion would the factory increase our property value as stated by Attorney Glankler Brown, PLLC. If it would be such an increase value, put the factory on the Graceland Property on Elvis Presley Blvd.

Please note my opposition to this application and disapprove their request.

Elizabeth English  
3311 Graves Rd.  
Memphis, TN 38116

Sent from my iPhone

**RE: "NO FACTORY AT GRAVES"-WHITEHAVEN**

Joyce Adams &lt;jussjoyce@yahoo.com&gt;

Thu 5/7/2020 10:44 AM

To: Penzes, Jeffrey &lt;jeffrey.penzes@memphistn.gov&gt;

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Good Morning,

**CASE #PD-20-4 NO FACTORY AT GRAVES**

I am in support of Yvonne Nelson and her community in their stand against placing a factory in their residential neighborhood.

I was with her group on yesterday at Winchester Road/Graves Road and I noticed that there is already many big trucks passing through traveling south from Brooks Road.

If this factory is allowed to open, first of all it will lower the property value of those homes, increase commercial traffic, noise, debris, toxic fumes and bring strangers into your community which could increase crime and endanger their lives

I guess you are asking yourself, how does she know? Well, because I have already experienced what is about the happen to this community. I live in the Whitehaven Hill East Community near the **AMAZON WAREHOUSE!** It has been so depressing to live in this neighborhood since they have made it their home. Traffic is unbearable which makes it difficult to enter and exit our subdivision, noise from the warehouse, debris, toxic fumes, etc. On Holmes Road, there are accidents constantly and sometimes with fatalities because of the outdated 2-lane country road. The children that live in this community have to walk on this road to get to Zodiac Park which is way too dangerous because there are no sidewalks.

We have to think of the children in this neighborhood. The extra traffic will place them in harms way because they play on those grounds. To take that privilege away from them would be devastating! Where will they go to have fun? There is nothing in Whitehaven for family entertainment.

This neighborhood school could be used for many things other than a warehouse. It could be used as a community center for this community. A meeting place for the seniors, children and the working parents. There are so many things that this community could use this property for other than a warehouse to make Elvis's Souvenirs and create \$12 hour jobs.

Place yourself on the front porch of one those homes on Graves Road and Lakeview Road, just imagine that you were living there. Now, ask yourself, would I want a **WAREHOUSE IN MY FRONT DOOR?**

I believe your answer would be, **NO!!!**

Regards,  
Joyce Adams  
Whitehaven Hills East Community  
901-859-9636

City of Memphis  
Land Use Control Board  
Attn: Jeffrey Penzes  
125 North Main Street  
Memphis, TN 38103

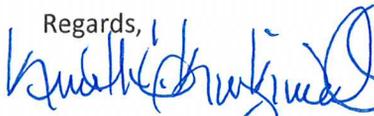
RE: Case # PD 20-4

Dear Mr. Penzes,

My name is Kenneth Kuykindall. My address is 3468 McCorkle Road. I live on the southeast corner of McCorkle at Winchester Roads and this proposed rezoning request to place a "two-story, 146,000 sq. ft. light manufacturing facility" being considered, is not welcomed by me, nor anyone else in my neighborhood.

On May 24, 1985, almost 35 years ago today, I entered into a contract to purchase 1.186 acres of land with the intention of building my dream home which I did accomplish. I have enjoyed watching the children, including my own now adult children, travel to and from Graves Elementary School for many years Mr. Penzes. I was there when my neighborhood association decided they would rather invest on the outside of the school than the inside because we could all see the children enjoying their new playground equipment as we passed by the school on our daily travels. I was not pleased when the announcement came regarding the schools closing, but I realized that our neighborhood was aging and its residents were growing older. Besides, our community has so few choices for family entertainment, younger residents were and still are slow to relocate here and of course the school's closing would only increase that statistic over time. We live in an area that provides country living within a city atmosphere. We are proud of where we live and we keep our property up by cutting our large lots regularly to let all passerby's on Winchester know there is a high amount of pride on our streets. Placing a two-story factory diagonally across the street from my home of the past 35 years and cutting an entrance for this factory on Winchester Road is not, in my estimation, what a tourist and development zone should allow for. What we need is a place where the community can meet and grow and exchange the glue that keeps it together, not a factory that employs children (child labor) and teaches unskilled and mostly unscrupulous adults a vocational trade that only furthers the agenda of big business. Elvis Presley Enterprises should be like an ostrich and put their head in the ground to hide the shame upon them from suggesting such a demeaning proposal in such a great community. I am in no way approving this request and I am asking you not to approve it either. I vote no on rezoning our school for such an inappropriate, money-making venture, that lowers our property values in more ways than one and brings no value to our community or the people who reside in it. My home is 0.16 feet away from this proposed factory and I am against it being constructed in my front yard. Would you want it in yours?

Regards,



Kenneth C. Kuykindall  
3468 McCorkle Road  
Memphis, TN 38116-3923  
(901) 301-3662  
May 1, 2020



## Graves Elementary School site

Linda Pride <linnate67@yahoo.com>

Wed 5/6/2020 3:47 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

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Hello,

I am sending this email opposing the building of a factory on the former property occupied by Graves Elementary School. I understand that a lighting company is to be built on the site. I also understand that the manufacturing of such products uses chemicals which will pose a hazard to human as well as animal health. The manufacturing of such products uses toxic chemicals which may leech into groundwater poisoning the neighborhood and wildlife. There is also the concern of waste products, heavy vehicle traffic, heavy machinery and a load of other problems which I may not be qualified to name. This is a neighborhood not a large commercial district. Brooks Rd located just outside of this neighborhood has numerous locations which have been vacated by businesses for many years. I feel that this locations should make a better site for a two story commercial building. Please do not allow the peaceful enjoyment we've come to expect be destroyed.

Thank you

[Sent from Yahoo Mail on Android](#)

## Petition Not to have business @ Graves Elementary

Andre Daniel <andredaniel95@yahoo.com>

Thu 5/7/2020 9:43 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

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I Mary Mckinney am a resident @

3487 Graves Rd  
Memphis, TN 38116  
901-254-9756

I am writing to express my Vote against a business at Graves Elementary old school. I feel like this would interrupt the piece and quietness of my neighborhood. It will also create more traffic congestion to the area.

Case # PD20-04  
Memphis & Shelby County Office of Planning & Development

Sent from my iPhone

**PD 20-04 - Graves Elementary School**

Gordon Alexander &lt;carlstebbins@msn.com&gt;

Thu 5/7/2020 2:48 PM

To: Penzes, Jeffrey &lt;jeffrey.penzes@memphistn.gov&gt;

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*Midtown Action Coalition* stands together with Dr. Yvonne D. Nelson, President of the *Whitehaven Community Development Corporation* and neighborhood residents in opposing the project proposed for Graves Elementary School.

Please reject application 20-04, as it is not in the best interests of Whitehaven and unwanted by the neighborhood for many different reasons. They have many elderly residents who do not have access to electronic instruments like a computer, access to e-mail and the skills to teleconference and we feel they are being disenfranchised.

We oppose the waiving of the required neighborhood meeting in this case and, and will continue to oppose the waiving of this requirement by OPD in all BOA, LUCB and Landmarks cases. If the City of Memphis can teleconference all the applications before OPD in this time of Covid-19, they can certainly require that developers do the same.

Regards,

Gordon Alexander, President

## Graves Elementary site factory proposed site

Rita Davis <rita.davis1954@gmail.com>

Tue 5/5/2020 3:02 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

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I can't believe this city continue to treat this \_\_\_\_\_  
Community as a non entity, as we  
don't count but we do. Why do we have a garbage dump in our  
Back yard. The people we  
Elected to office to represent our wishes have no care for our community as residential but  
Have selected re zone us a commercial. Now we are  
Face more challenges with Hugh factory across the street  
Where family live with young children If you can allow this , then we need new representation and  
challenge the community to come out in force against them And re-elect new representation. Because  
their goals are not representing us.

**Rita Harris**  
**789 Rosemont Avenue**  
**Memphis, TN 38116**

City of Memphis  
Land Use Control Board  
Attn: Jeffrey Penzes, Planner  
125 N. Main Street  
Memphis, TN 38103  
RE: Case No. PD 20-4

Dear Mr. Penzes,

My name is Rita Harris and I live at 789 Rosemont Avenue in the Whitehaven community near the old Graves Elementary School property. I am retired from the Sierra Club where I worked for almost 20 years on environmental justice issues in Memphis. I am very disturbed about the proposed purchase and plans for changing the zoning for the property from residential to light industrial. The community is pretty much unanimous in its position of opposition to the proposed development which involves the Graceland Corporation, Made in Memphis, LLC.

The bottom line is this proposed development was conceived and planned without the involvement or knowledge of the immediate neighborhood or its residents. The Memphis & Shelby County Office of Planning & Development have met with the applicants but not yet heard from the community members. Obviously, the immediate neighbors should have their voices heard as well. To date, this has not occurred, partly because of the unfortunate coronavirus situation that has not allowed open business meetings. Even though this is an unfortunate time for all of us, the request should not be moved forward until all conditions have been met; more specifically, a neighborhood meeting or public hearing needs to occur.

I assume the OPD wants to function in a fair and equitable manner, allowing for all involved and impacted to have their voices heard. The adjacent community members and tax-paying residents are overdue for a hearing. My request is that this development of the Graves School property be put on hold until all voices have been given a fair hearing. All opposing views, letters, and other input should be seriously considered before any decisions are made.

OPD Required Meeting Prior to Application Submission with the community: NEIGHBORHOOD MEETING – to be held at least ten (10) days, but not more than 120 days, prior to a hearing before the Land Use Control Board, the applicant shall provide an opportunity to discuss the proposal with representatives from neighborhoods adjacent to the development site (Section 9.3.2).

Neighborhood Meeting Requirement Met: Not Yet

Document was signed by Joel Weinshanker on April 6, 2020

I stand with the residents of the McCorkle Road Neighborhood Association and others that oppose this development. Considered separately, without recognizing the character of the McCorkle Road community, perhaps the proposed development seems like a nice addition, but not in a quiet neighborhood. The increased traffic, noise, and destroyed views are of no value to our quiet community. I suggest going back to the drawing board and finding another space and location other than the old Graves property. Changing the zoning from residential to light industrial is an insult that encroaches on a decent quiet neighborhood and invites other industrial businesses to seek out additional spaces in the nearby area. This is not the kind of development we feel compliments our neighborhood. Respect the community surrounding Graceland and allow for developments that are desired by everyone. Do not approve this development and at the very least hold a virtual public meeting or hearing for the residents of the area. At the very least the property could be converted to senior center or community center, a place of learning, fellowship, and community enhancement. Please enter my comment letter in the project's file folder to be considered with other comments.

Sincerely,

Rita Harris

(Former Sierra Club Environmental Justice Program Coordinator)

**From:** Mozella Armstrong <mozellaarm0727@gmail.com>

**Sent:** Wednesday, May 6, 2020 2:13 PM

**To:** Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

**Subject:** Re: PD 20-04

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Robert and Mozella are against the proposed for the Development factory at Graves Elementary School.

Robert & Mozella Armstrong  
3281 Graves Rd Memphis Tn. 38116

Sent from my iPhone

Robert L. Davis  
3440 McCorkle Road  
Memphis, TN 38116-3923

City of Memphis  
Land Use Control Board  
Attn: Jeffrey Penzes, Planner  
125 N. Main Street  
Memphis, TN 38103

RE: Case No. PD 20-4

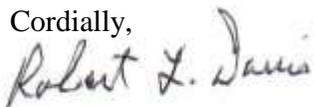
Dear Mr. Penzes,

My name is Robert Davis and I have lived at the northeast corner of McCorkle and Winchester Road since purchasing the property located at 3440 McCorkle Road on April 6, 1978. As the owner of Lot 106, H. H. Higbee's South Haven Heights Subdivision as shown on plat of record in Plat Book 9, Pages 85 and 135, in the Register's Office of Shelby County, Tennessee, I am hereby writing in opposition to any two-story, 146,000 sq. ft., light manufacturing facility or other factory being placed in my front yard.

I am a 1994 founding and organizing member of the McCorkle Road Neighborhood Development Association dba Whitehaven Community Development Corporation. I wholly support this neighborhood association which can be shown in my financial support of it for the past 26 years. We have fought for our community and we will continue to fight to keep our neighborhood a great place to live, work, and play; however, we will not sit back, even during these times of social distancing, and allow you to destroy what we have worked so hard to maintain. We have previously prevented Pull-A-Part from turning our neighborhood into a junk yard and we recently defeated Waste Connections LLC from turning our community into a trash dump. We want you to know that no rezoning of a residential area, especially not this one, should even be being considered for attempting to now turn our residential neighborhood into one of a light industry nature. We live here! What a demeaning and ugly thing to try to force upon us without even allowing us the opportunity to meet with the person prior to moving to this stage in the game. How very disrespectful of the people who reside here, the Memphis 3.0 plan, and the entire city of Memphis.

I will not approve of any such request to rezone the property that the former Graves Elementary School still sits on. I attended a neighborhood sponsored seminar in 2015 that gave the city a way to use the building to generate income to provide jobs, training, entrepreneurship, childcare, healthy food options, provided rentals to veterans, of which I am proud to be one of, and was designed to provide our community with the types of services that will help those of us who are most often forgotten. The City of Memphis and Memphis City School Board wouldn't entertain that idea and I refuse to enter this one. No, NO FACTORY AT GRAVES ES! Period.

Cordially,



Robert L. Davis  
(901) 332-4267

## Graves Building

Sonya English <rise.sonya@gmail.com>

Tue 5/5/2020 3:12 PM

To: Penzes, Jeffrey <jeffrey.penzes@memphistn.gov>

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Hello,

I oppose you building the Elvis Presley Factory in the neighborhood.  
Please find you another location

*From the Desk of*  
**Virginia S. Bowen**

May 1, 2020

To Whom It May Concern:

My name is Virginia Bowen and I reside at 3479 McCorkle Road in Whitehaven. I recently received information regarding a proposal to build a "light manufacturing facility vo-tech school" at the current site of Graves Elementary School which sits down the street from my home. I am a widow and I am a retired postal worker. I feel comfortable leaving and coming back to my home today, but with your proposal coming to fruition, those feeling will forever be gone.

Do you realize who attends vocational technical training facilities? Well, let me tell you who. People who have mandatory sentences to attend them after being released from jail for committing major and minor crimes that's who. You want to know who else attends vo-tech schools? Well, I'll tell you again who. People who are unemployed and struggling to make ends meet, that's who. Oh, but your plan involves using child labor and joining forces with Shelby County Schools, right? Well, Graves Elementary School is not the place for such a training facility. Graves Elementary School sits in the center of our neighborhood and was placed there to serve the children who resided nearby. The site was never intended to be a catch all for the entire City of Memphis and I am highly opposed to your willingness to listen to such nonsense without even giving the community a chance to say no. **NO FACTORY AT GRAVES.** We are not interested in you rezoning this area to allow for this use. This is a nice community and we want to keep it that way. We do not want to have to look at a massive, two-story factory for the rest of our lives. We do not want the increased foot, vehicle, or truck traffic this will bring to our quiet community. We are not interested in the additional prying eyes who return at night to steal the things we have worked so hard for to have. We do not want the increase trash thrown onto our streets by passerby's going to and from this factory. We do not approve of this request to destroy the community we love. We support our neighbors in saying no, we do not want this in our neighborhood. Let's put it in yours.

Why do we, black people, always end up with the worst types of developments in our communities? I don't care how you want to flower the literature; it is what it is. It's a factory, a big ugly building with lots of cars and pollution to boot, and we are not interested in you building it here. Build it somewhere else in Whitehaven. There are plenty of other areas you can use, but **NO**, not in my back or my front yard. Again, I am not in agreeance with any such proposal and I refuse to further entertain the idea.

Sincerely,

  
Virginia S. Bowen  
(901) 344-0033

> -----Original Message-----

> From: Yvonne D. Nelson <dimans100@me.com>

> Sent: Friday, April 10, 2020 11:27 AM

> To: Young, Paul <Paul.Young@memphistn.gov>

> Cc: Shelton McGhee Jr. <memphis1936@yahoo.com>

> Subject: Graves Elementary School Proposed Development

>

> CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

> \_\_\_\_\_

>

> Dear Mr. Young,

>

> I cannot and I will not sit back and allow Graceland, Waste Connections, Pull-a-Part, Kroger, or any other conglomerate destroy the character of my community by erecting a "two-story, 146,000 sq. ft., light manufacturing facility" in the center of my neighborhood.

>

> This would not be happening in front of their home and I am going to fight it taking place in front of or down the street from mine. This has nothing to do with the concept, only the chosen location. When time permits, I need to speak to you, Allen Wade, and anyone else, whether for or against, this environmental hazard of a monstrosity being built at this location.

>

> You may visit [iLoveShelbyCounty.com/graves-elementary-school](https://www.iloveshelbycounty.com/graves-elementary-school) to obtain additional information should the need arise. Meanwhile, I am contacting you at the request of a neighbor, Shelton McGhee Jr., but will not stop advocating for my people while waiting for you or anyone else to reply - which I have requested and I am doing.

>

> Regards,

> Yvonne D. Nelson, PhD, CNC

> 901.409.0408

> [dimans.org](https://www.dimans.org)