



# Memphis and Shelby County Office of Planning and Development

CITY HALL - 125 N. MAIN STREET, SUITE 468 - MEMPHIS, TENNESSEE 38103

September 20, 2017 (updated October 4, 2017)

Doug McGowen  
Chief Operating Officer  
City of Memphis

Harvey Kennedy  
Chief Administrative Officer  
Shelby County

## Sent via electronic mail

RE: summary of projects affected by the City of Memphis' sewer policy in unincorporated Shelby Co.

Messrs. McGowen and Kennedy:

The purpose of this memo is to supplement an earlier memo I penned on September 7 (click [here](#) to download) with regards to those developments in unincorporated Shelby County that may be affected by the City of Memphis' recent sewer extension policy (click [here](#) to download). Based on questions I have received regarding the earlier memo, this one adds estimated tax assessments of those developments based on surrounding properties, current ownership and the type of use(s) proposed within the development. The earlier memo listed 79 development projects in various stages of approval in unincorporated Shelby County. Some of those projects will not be directly affected by the sewer policy; they were highlighted in **yellow** and **blue** on that memo and are **not** included in this analysis. Projects within the City limits and in potential de-annexation areas have also been omitted from this memo. This memo adds two projects not included in the earlier memo, listed as Items 30 and 46 below. Item 30 is a piece of property within Forest Hill Heights outside of the proposed apartments project at Crestywn Hills and Forest Hill-Irene (which is listed as Item 35). Item 46 is a subdivision that was presumed to be part of the surrounding subdivisions but is not. Also, the earlier memo listed Hacks Crossing Outline Plan twice; this duplication has been eliminated here. I have also organized this memo differently than the earlier memo; it is organized by use. Industrial projects are listed first, followed by retail and other commercial uses, then by office, followed by multi-family and single-family residential.

An additional piece of information provided in this memo are those projects approved since the City of Memphis' 5-mile extraterritorial jurisdiction was terminated on November 23, 2015. Those cases are listed as Items 1, 2, 3, 35 and 37 below.

The total estimated tax assessed value for all developments listed in this memo, based on surrounding developments, is **\$229,645,000**. Based on the current County tax rate of \$4.11 per \$100 of assessed value, this would produce **\$9,438,410** in revenue, assuming full build-out.

Thank you,

Josh Whitehead  
Planning Director/Administrator

C (via electronic mail): Richard S. Copeland, Director, Division of Planning and Development  
John Zeanah, Deputy Director, Director, Division of Planning and Development

INDUSTRIAL PROJECTS:

1. **Cordova Park, future sections:** unplatted industrial lots at intersection of Forest Hill-Irene and Cordova Park in Cordova  
**Estimated Tax Assessment: \$3,200,000** (based on lots to the east in the same development; 16 lots x \$200,000)  
**Owners:** Mike Morgan; Bell & Associates; Ted Vaughan; CIP, Limited and Ralph & Lori Acuff (several different parcels)  
**Use:** Industrial

RETAIL AND COMMERCIAL PROJECTS:

2. **Woodland Hills Self-Storage** (since it is not yet recorded, here is a link to the staff report: <http://shelbycountyttn.gov/ArchiveCenter/ViewFile/Item/4508>): self-storage facility at NW corner of Macon View and Houston Levee in Cordova  
**Estimated Tax Assessment: \$900,000** (based on similarly-sized self storage facility at 428 German Creek by the Lowe's on Germantown Pkwy.)  
**Owner:** A+ Storage  
**Use:** Commercial
3. **Southwind, Parcel 15A** (since it is not yet recorded, here is a link to the staff report: <http://shelbycountyttn.gov/ArchiveCenter/ViewFile/Item/5015>): Commercial development on N side of Winchester W of Forest Hill Irene in SE Shelby Co. *Note: This case is expected to be heard by the Shelby County Board of Commissioners on Monday, September 25, 2017.*  
**Estimated Tax Assessment: \$550,000** (based on retail building next door at 3675 Southwind Park Cv.)  
**Owners:** Olugbenga and Adeola Faley  
**Use:** Retail
4. **Whitten Hotel** (since it is not yet recorded, here is a link to the staff report: <http://shelbycountyttn.gov/ArchiveCenter/ViewFile/Item/4502>): hotel at SE corner of Whitten and I-40 in Bridgewater  
**Estimated Tax Assessment: \$1,000,000** (based on similarly sized hotel at Wolfchase)  
**Owner:** Whitten Lodgings, LLC  
**Use:** Retail
5. **Gardens of Grays Creek Outline Plan, south end** (Plat Book 210, Page 67): 100+ units of apartments and commercial uses on W side of Houston Levee at Dexter in Cordova  
**Estimated Tax Assessment: \$7,500,000** (based on apartments to the north, Villas at Houston Levee)  
**Owners:** B Investment and Development Co., Inc.; PCG Packaging, LLC; John Hyneman Development Co., Inc. and Dexter, LLC  
**Use:** Retail and Multi-Family
6. **Grays Creek Crossing** (Plat Book 265, Page 1): commercial development on E side of Houston Levee at Dexter in Cordova  
**Estimated Tax Assessment: \$3,000,000** (based on commercial properties to the north at Houston Levee and US 64)  
**Owner:** Houston Levee Industrial Park, LLC  
**Use:** Retail

7. **Canale Grove** (Plat Book 247, Page 2): very large multi-family and commercial development at NW corner of Houston Levee and Walnut Grove in Cordova  
**Estimated Tax Assessment: \$9,000,000** (based on total value of Trinity Commons shopping center)  
**Owner:** Walnut Grove Properties, LLC  
**Uses:** Retail and Multi-Family
8. **Levee Grove Outline Plan** (Plat Book 235, Page 30): commercial development at NE corner of Houston Levee and Walnut Grove in Cordova  
**Estimated Tax Assessment: \$4,500,000** (based on half of the value of Trinity Commons shopping center since this is about half the size)  
**Owners:** Orgel Family LP and Weiss Family LP  
**Use:** Retail
9. **Walnut Grove/Hall Outline Plan** (Plat Book 195, Page 2): commercial development at SW corner of Houston Levee and Walnut Grove in Cordova  
**Estimated Tax Assessment: \$9,000,000** (based on total value of Trinity Commons shopping center)  
**Owner:** Cypress Realty Holdings Co.  
**Use:** Retail
10. **Phillips Farms Outline Plan** (Plat Book 265, Page 36): commercial and residential (about 100 lots) development at NE corner of Houston Levee and Macon in Cordova  
**Estimated Tax Assessment: \$6,800,000** (based on Kroger shopping center at SE corner of Houston Levee and Macon and residential lots to the E of the subject site; \$3.8M+(100 lots x \$30,000))  
**Owners:** Jerry C. and Linda O. Phillips  
**Uses:** Retail and Single-Family Residential
11. **Lee Line Farms Outline Plan** (Plat Book 228, Page 21): commercial development at NW corner of Houston Levee and Macon in Cordova  
**Estimated Tax Assessment: \$9,000,000;** (based on value of Trinity Commons shopping center)  
**Owners:** Shelby R Lee III and GBG Lee  
**Use:** Retail
12. **Cordova Ridge Outline Plan** (Plat Book 245, Page 14): commercial development behind Kroger at SE corner of Houston Levee and Macon in Cordova  
**Estimated Tax Assessment: \$1,900,000** (based on half of the value of the Kroger shopping center)  
**Owner:** Community Bank, NA  
**Use:** Retail
13. **Rainforest C-P Outline Plan** (Plat Book 212, Page 13): commercial development at SW corner of Houston Levee and Macon in Cordova  
**Estimated Tax Assessment: \$1,200,000** (based on 1/3 of the value of the Kroger shopping center across the street)  
**Owner:** Patricia Tanner  
**Use:** Retail

14. **Woodlands Trail Outline Plan, Area C** (Plat Book 189, Page 59): commercial development at NW corner of Macon and Pisgah in Cordova  
**Estimated Tax Assessment: \$1,000,000** (based on 1/4 of the value of the Kroger shopping center at Houston Levee and Macon)  
**Owner:** Insouth Bank  
**Use:** Retail
15. **Berryhill Creek C-P General Plan** (Plat Book 250, Page 34): commercial strip center at NE corner of Berryhill and Macon in Cordova  
**Estimated Tax Assessment: \$720,000** (based on retail building at SW corner of Berryhill and Chimneyrock)  
**Owner:** James Austin Baker, Jr. and Judy Spiotta  
**Use:** Retail
16. **Cordova Place General Plan, west side** (Plat Book 214, Page 4): commercial development northeast of intersection of Chimneyrock and Berryhill in Cordova  
**Estimated Tax Assessment: \$720,000** (based on retail building at SW corner of Berryhill and Chimneyrock)  
**Owner:** Bilmor, Inc.  
**Use:** Retail
17. **Irene Woods Outline Plan, unbuilt portions** (Plat Book 249, Page 26): commercial development W and S of Irene Woods apts in the NE quadrant of Shelby and Forest Hill-Irene in SE Shelby Co.  
**Estimated Tax Assessment: \$3,100,000** (based on shopping center at NE corner of Shelby and Riverdale)  
**Owner:** Turley LP  
**Use:** Retail
18. **Greens of Irene Outline Plan** (Plat Book 183, Page 28): commercial development at SE corner of Hacks Cross and Shelby in SE Shelby Co.  
**Estimated Tax Assessment: \$3,100,000** (based on shopping center at NE corner of Shelby and Riverdale)  
**Owners:** Ray W. and Oliver M. Jamieson  
**Use:** Retail
19. **Hacks Crossing Outline Plan** (Plat Book 258, Page 46): commercial development at the SW corner of Shelby Drive and Hacks Cross in SE Shelby Co.  
**Estimated Tax Assessment: \$3,100,000** (based on shopping center at NE corner of Shelby and Riverdale)  
**Owners:** Mary F. Sharp and William R. Powell, Jr.  
**Use:** Retail
20. **Buckingham Farms Outline Plan** (Plat Book 154, Page 66): commercial development at NE corner of Hacks Cross and Shelby in SE Shelby Co.  
**Estimated Tax Assessment: \$3,100,000** (based on shopping center at NE corner of Shelby and Riverdale)  
**Owner:** Buckingham Farms, LLC  
**Use:** Retail
21. **Kings Point Outline Plan** (Plat Book 188, Page 16): commercial uses at NE corner of Stateline and Riverdale in SE Shelby Co.

**Estimated Tax Assessment: \$3,100,000** (based on shopping center at NE corner of Shelby and Riverdale)  
**Owner:** Sal Krown Investments, LLC  
**Use:** Retail

22. **Stateline C-P** (Plat Book 185, Page 48): commercial development at NW corner of Stateline and Riverdale in SE Shelby Co.

**Estimated Tax Assessment: \$1,000,000** (based on 1/3 of the value of the shopping center at NE corner of Shelby and Riverdale)  
**Owner:** Edith P. and Scott B. Solis  
**Use:** Retail

23. **Cypress Southern Outline Plan** (Plat Book 178, Page 42): several commercial outparcels at SE corner of Holmes and Riverdale in SE Shelby Co.

**Estimated Tax Assessment: \$450,000** (based on existing developed outparcel within this development)  
**Owner:** Evolve Bank and Trust, Alcy-Ball Church and Riverdale CEC, LLC (three separate parcels)  
**Use:** Retail

24. **Crumpler-Holmes General Plan** (Plat Book 189, Page 8): commercial uses at NE corner of Holmes and Crumpler in SE Shelby Co.

**Estimated Tax Assessment: \$0** (This property was recently purchased by a church)  
**Owner:** One Accord International  
**Use:** likely a place of worship

25. **Appling Commons Outline Plan** (excluded by Plat Book 125, Page 38; see Plat Book 55, Page 30): undeveloped portions of commercial development at NW corner of Dexter and Appling in Cordova

**Estimated Tax Assessment: \$750,000** (based on the nearby shopping center at 1658 Appling)  
**Owner:** Dexter Development Partners  
**Use:** Retail

26. **Applingwood Outline Plan** (Plat Book 254, Page 39): undeveloped commercial portions of mixed use development at SW corner of Dexter and Appling in Cordova

**Estimated Tax Assessment: \$2,250,000** (based on the shopping center across the street at 1658 Appling tripled since the parcel is about three times the size)  
**Owner:** Dancy Investments, Inc.  
**Use:** Retail

27. **Raleigh Commons Outline Plan** (Plat Book 197, Page 52): commercial development on W side of Austin Peay, S of Singleton Pkwy in Raleigh

**Estimated Tax Assessment: \$600,000** (based on the assessments of existing parcels of Raleigh Commons)  
**Owner:** Gordan Marshall and August Wisdom Property Trust  
**Use:** Retail

28. **Northaven Community Center General Plan** (Plat Book 43, Page 35): commercial development at SE corner of Watkins and Robertson in Northaven

**Estimated Tax Assessment: \$350,000** (based on the self storage facility at the 4085 Thomas)  
**Owner:** Janie M. Mennis

Use: Retail

OFFICE PROJECTS:

29. **Fairhaven Outline Plan** (Plat Book 258, Page 29): office development on E side of Houston Levee, S of Woodland Hills Drive in Cordova  
**Estimated Tax Assessment: \$500,000** (based on office building at NW corner of Houston Levee and Woodland Hills)  
**Owner:** McCann Holdings, LLC  
**Use:** Office
30. **Forest Hill Park Office Complex Outline Plan** (Plat Book 260, Page 48): 7-building office park on W side of Forest Hill Irene, S of Crestwyn Hills in SE Shelby Co.  
**Estimated Tax Assessment: \$2,000,000** (based on nearby office buildings in Forest Hill Heights of similar size)  
**Owner:** Forest Hill Investments, LLC  
**Use:** Office
31. **Forest Hill Heights Outline Plan, SW corner** (Plat Book 252, Page 1): office uses on 20 acres SW of the intersection of Winchester and Forest Hill-Irene in SE Shelby Co.  
**Estimated Tax Assessment: \$2,700,000** (based on Servicemaster offices next door at 3839 Forest Hill-Irene Rd.)  
**Owner:** Forest Hill Associates (Charles Wurtzberger)  
**Use:** Office
32. **Goodlett Farms Outline Plan** (Plat Book 123, Page 51): several undeveloped areas of a large office development on the N and S sides of Goodlett Farms Parkway E of Whitten in Bridgewater  
**Estimated Tax Assessment: \$30,000,000** (based on existing, developed parcels within Goodlett Farms)  
**Owner:** Goodlett Farms Associates (Belz Enterprises)  
**Use:** Office
33. **Appling PUD Outline Plan** (Plat Book 122, Page 66): several undeveloped areas of a large office development on N side of Goodlett Farms Parkway W of Appling in Bridgewater  
**Estimated Tax Assessment: \$20,000,000** (based on existing, developed parcels within the Appling PUD)  
**Owners:** JP Land, LLC and Appling Associates, GP  
**Use:** Office
34. **Goodlett Farms East Outline Plan** (Plat Book 133, Page 17): several undeveloped areas of a large office development between Goodlett Farms and Appling PUD in Bridgewater  
**Estimated Tax Assessment: \$10,000,000** (based on existing, developed parcels within Goodlett Farms East)  
**Owner:** Smith & Nephew  
**Use:** Office

MULTI-FAMILY PROJECTS:

35. **Shelby Woodlands Outline Plan** (Plat Book 262, Page 25): multi-family uses in the vacant 9.95-acre parcel just to the west of Hacks Crossing PD on the S side of Shelby Drive, W of Hacks Cross in SE Shelby Co.

**Estimated Tax Assessment: \$1,600,000** (based on the apartments on the N side of the site, Eagles Landing Apartments)  
**Owner:** LRC Eagles Landing Note Investors, LLC  
**Use:** Multi-Family

36. **Forest Hill Heights Outline Plan, east end** (Plat Book 252, Page 1): 200+ apartment units and commercial development at SW corner of Forest Hill Irene and Winchester in SE Shelby Co. *Note: this project has received final plan approval from OPD.*

**Estimated Tax Assessment: \$15,000,000** (based on Miller Creek Apts. immediately to the its west)  
**Owner:** Forest Hill Associates (Charles Wurtzberger)  
**Use:** Multi-Family

37. **Woodland Hills II Outline Plan, south end** (Plat Book 260, Page 53): about 200 single-family and multi-family units S of Woodland Hills II Final Plat in Cordova

**Estimated Tax Assessment: \$6,000,000** (based on the lots to the north and apartments to the south)  
**Owner:** Coastal Fuels (Ethridge Enterprises)  
**Uses:** Multi-Family and Single-Family Residential

#### SINGLE-FAMILY PROJECTS:

38. **Shelby and Meadowvale Subdivision** (since it is not yet recorded, here is a link to the staff report: <http://shelbycountyn.gov/ArchiveCenter/ViewFile/Item/4743>): 91 single-family lots at the NW corner Shelby and Meadowvale in SE Shelby Co.

**Estimated Tax Assessment: \$2,730,000** (based on similarly-sized lots at Buckingham Farms, Phase 14 (Plat Book 167, Page 6); 91 lots x \$30,000)  
**Owner:** Cummings LLC  
**Use:** Single-Family Residential

39. **Afton Grove Outline Plan, east end** (Plat Book 221, Page 17): about 100 unplatted residential lots E of Forest Hill-Irene, S of Macon in Cordova

**Estimated Tax Assessment: \$3,000,000** (based on lots to the west in the same development; 100 lots x \$30,000)  
**Owner:** Rockstone Properties, LLC  
**Use:** Single-Family Residential

40. **Oaklawn Estates Outline Plan, east and north ends** (Plat Book 218, Page 33): about 100 unplatted residential lots, N of Latting Road and E of Pisgah in Cordova

**Estimated Tax Assessment: \$7,000,000** (based on the existing sections of Oaklawn Estates; 100 lots x \$70,000)  
**Owner:** Signature Opportunity Fund, LLC  
**Use:** Single-Family Residential

41. **Gardens of Grays Hollow Outline Plan, south end** (Plat Book 250, Page 10): about 100 unplatted residential lots on the S end of Gardens of Grays Hollow on S side of Walnut Grove, W of Houston Levee

**Estimated Tax Assessment: \$7,000,000** (based on the existing sections of Grays Hollow; 100 lots x \$70,000)  
**Owner:** Regency Homebuilders  
**Use:** Single-Family Residential

42. **Greystone Outline Plan, north end** (Plat Book 191, Page 4): about 100 unplatted single-family lots on N side of Rocky Point and N of Walnut Grove in Cordova  
**Estimated Tax Assessment: \$1,000,000** (based on built sections of Greystone; 100 lots x \$100,000)  
**Owner:** Moore and Associates Memphis, LLC  
**Use:** Single-Family Residential
43. **Stone Creek Outline Plan, south end** (Plat Book 231, Page 7): about 120 residential lots just south of Phase 1C on N side of Holmes, W of Hacks Cross in SE Shelby Co.  
**Estimated Tax Assessment: \$8,400,000** (based on lots in existing phases of Stone Creek; 120 lots x \$70,000)  
**Owner:** Renasant Bank  
**Use:** Single-Family Residential
44. **Stonebriar Outline Plan, south end** (Plat Book 225, Page 34): about 200 additional unplatted residential lots on S side of Holmes, W of Hacks Cross in SE Shelby Co.  
**Estimated Tax Assessment: \$14,000,000** (based on lots in existing phases of Stonebriar; 200 lots x \$70,000)  
**Owner:** Stonebriar Properties, LLC  
**Use:** Single-Family Residential
45. **Royal Oaks Outline Plan** (Plat Book 201, Page 24): several hundred unplatted residential lots at the N end of Northwood Hills Drive, north of Raleigh  
**Estimated Tax Assessment: \$3,000,000** (based on the assessments of existing parcels within Royal Oaks; 200 lots x \$15,000)  
**Owner:** Jessica S. Moran and Charles and Camille Trust  
**Use:** Single-Family Residential
46. **Bolen Ridge Outline Plan** (Plat Book 190, Page 54): several hundred unplatted residential lots just W of Royal Oaks above, north of Raleigh  
**Estimated Tax Assessment: \$3,000,000** (based on the assessments of existing parcels within Royal Oaks; 200 lots x \$15,000)  
**Owner:** Habitat for Humanity  
**Use:** Single-Family Residential
47. **Woodview Subdivision, Section A** (Plat Book 127, Page 80): 55 platted but undeveloped lots at N end of Rosswood Drive south of Bolen Ridge Outline Plan above, north of Raleigh  
**Estimated Tax Assessment: \$825,000** (based on the assessments of existing parcels within Royal Oaks; 55 lots x \$15,000)  
**Owner:** Virgilio R. Ramirez  
**Use:** Single-Family Residential
48. **Waverly Plantation Outline Plan, east end** (Plat Book 125, Page 86): several hundred unplatted single-family lots at E end of Duncan Road, E of Raleigh-Millington Road in N Shelby Co.  
**Estimated Tax Assessment: \$3,000,000** (based on the assessments of existing parcels within Waverly Plantation; 200 lots x \$15,000)  
**Owner:** Gary W. Taylor Living Trust  
**Use:** Single-Family Residential



49. **Windyke South Outline Plan:** several hundred unplatted single-family lots at E end of Green Belt Drive south of Windyke Golf Course. This outline plan expires on or about September 16, 2019.
- Estimated Tax Assessment: \$8,000,000** (based on the assessments of existing homes within the Kings Mill subdivision immediately to this property's west; 200 lots x \$40,000)
- Owner:** Belz Investco GP
- Use:** Single-Family Residential