



November 30, 2017

**RE: Neighborhood Meeting – City Cottages – Cooper Young Planned Development (PD 17-23) Northeast Corner of Elzey and Tanglewood**

Dear Neighbor,

My name is Brenda Solomito Basar, and I am working with Ed Apple, Apple Partners, LLC., on an application for a Planned Development Amendment. This application is an amendment to PD 09-303, located on at the northeast corner of Elzey Avenue and Tanglewood Street in the Cooper Young Neighborhood within the Midtown Overlay District.

The property contains two lots, one zoned EMP containing approximately .569 +/- acres, former Cowles Building Co. location; and the other zoned R-6 contains approximately .04 +/- acres, is the former City of Memphis access property, all within the Midtown Overlay District. The purpose of this application is to slightly revise and update the proposal for Planned Development. Specifically,

- o This proposal does not include railroad right of way.
- o The number of lots are the same.
- o Northern alley is private where the previous was public.
- o Lot layout only slight different as a result of northern alley configuration.
- o Setbacks are revised to accommodate specific product of custom home.
- o Eastern alley is private where the previous was public.

The applicant is partnering with Little Custom Homes for the construction of the Cottage Homes. Included in this submittal are specific floor plans and examples of previous constructed homes in other communities. Apple Partners, LLC and Little Custom Homes strive to build sustainable communities. The applicant will be providing quality construction with opportunity for custom upgrades including custom furniture.

You are invited to call me with any questions or to attend a neighborhood meeting at the Diner at **Railgarten** (2166 Central Ave, Memphis, TN 38104) at **6:00 p.m. on Monday December 18, 2017**. The case will be heard by the Memphis and Shelby County Land Use Control Board on **January 11, 2017**, at a 10:00 am at a public hearing. The Board convenes in the Council Chambers at City Hall (125 N. Main St., Memphis, TN 38103), and you are welcome to attend.

Please do not hesitate to call with questions or concerns.

Sincerely,

**SOLOMITO LAND PLANNING**

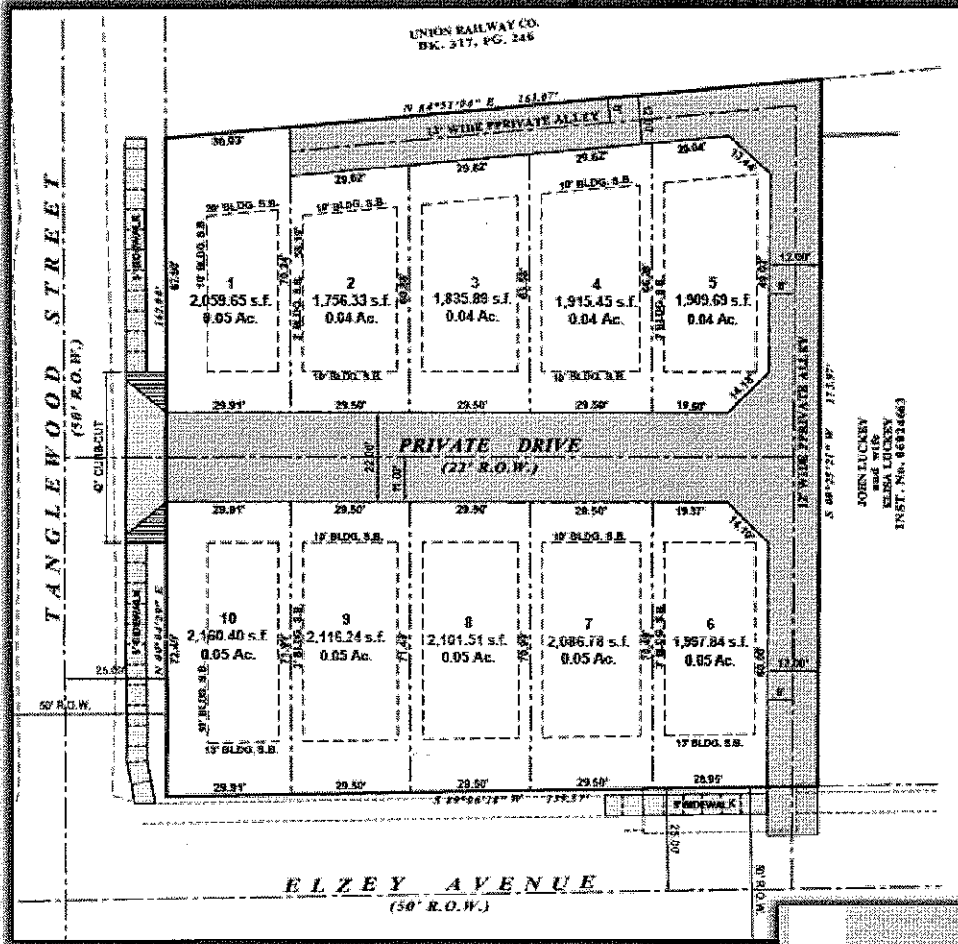
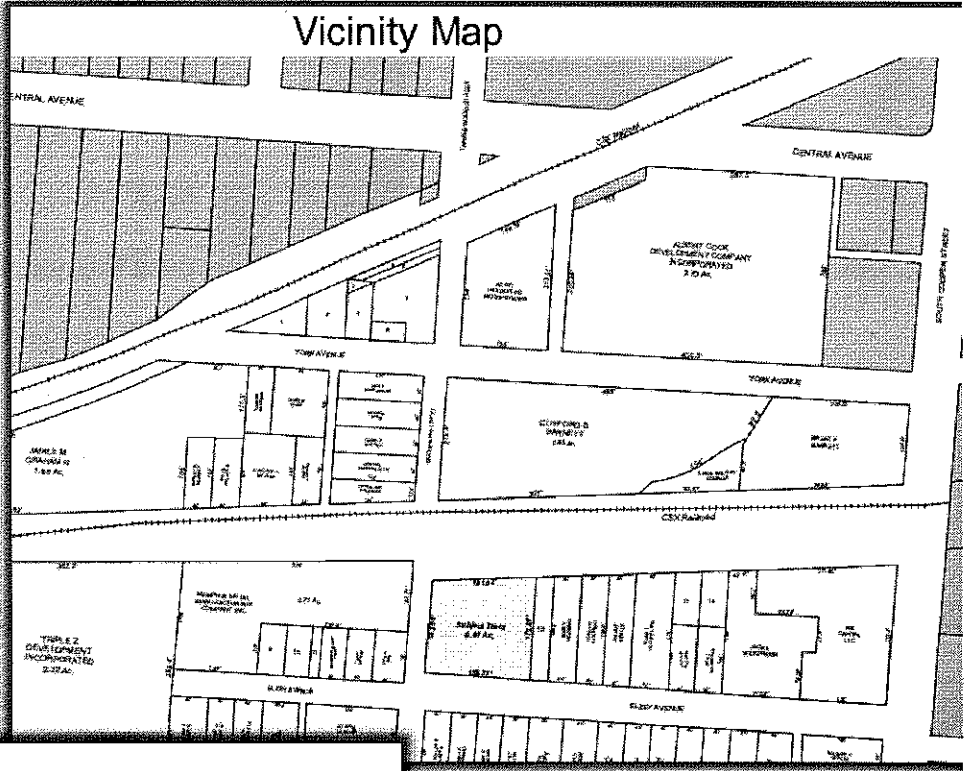
Brenda Solomito Basar  
Land Planner

**SOLOMITO**

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LAND PLANNING

# Vicinity Map



# CITY COTTAGES



**This development brings new single-family homes with desirable compact footprints to the heart of midtown Memphis.**

The homes will feature one to three-bedroom floorplans with porches approximately 1,200 square feet. The current plan is to build 10 homes on the property which has been vacant for nearly a decade. In addition to wrap-around porches, each home will have other exterior accent elements in keeping with the aesthetic of the Cooper-Young neighborhood. Interiors are thoughtfully designed, featuring vaulted ceilings, high-end appliances and finishes, and using energy efficient materials.

## **HIGHLIGHTS**

- New-construction, single-family homes.
- Two- and three-bedroom floorplans with porches approximately 1,200 square feet.
- Minimal construction disruption to the neighborhood.
- Wrap-around porches as well as other exterior design elements in keeping with the historic aesthetic of the Cooper-Young neighborhood.
- Interiors feature premium finishes and appliances including hardwood floors, crown molding and stainless steel appliances.

For more information visit:  
[citycottagesmemphis.com](http://citycottagesmemphis.com)