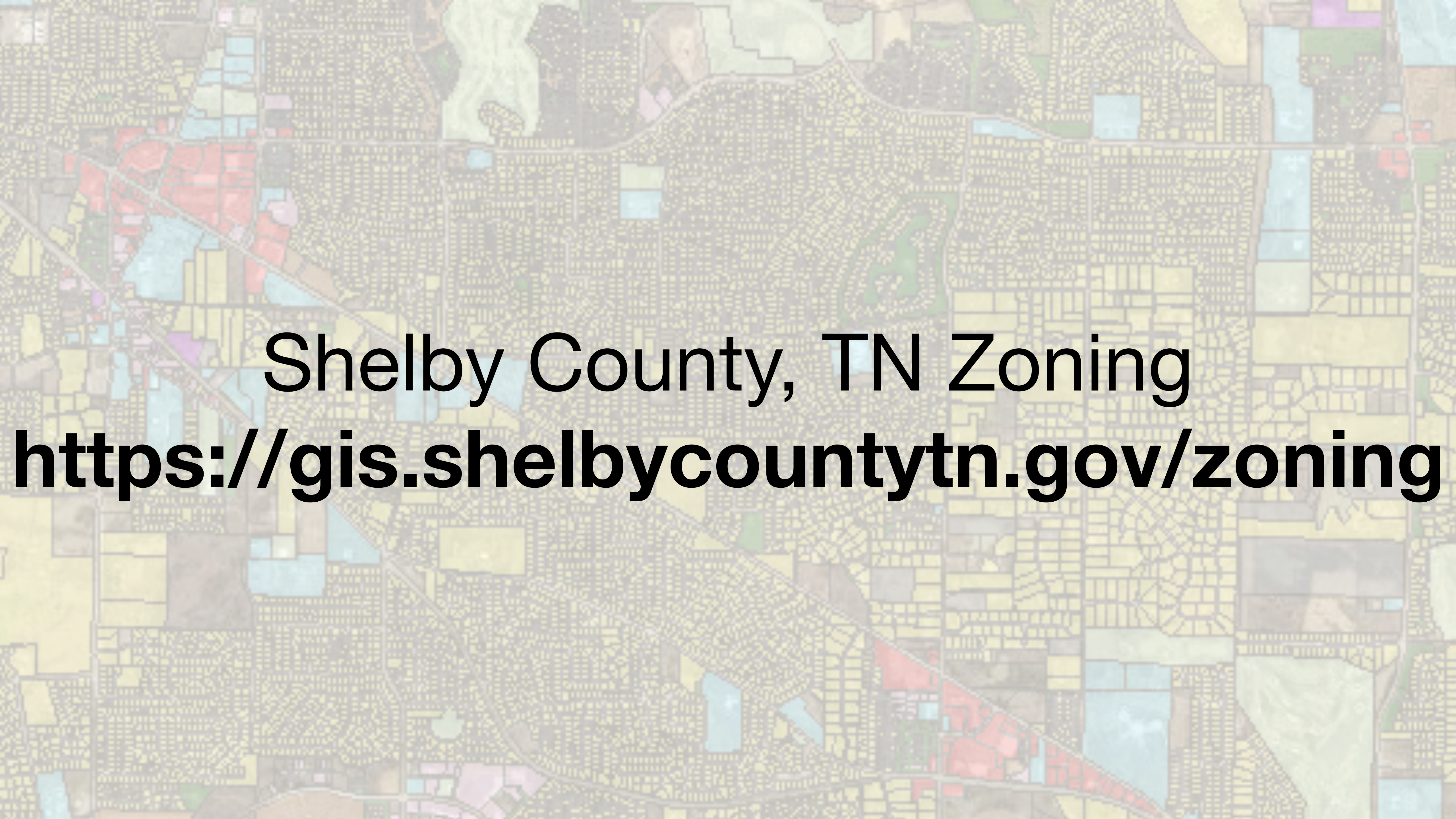




Where should a new Chick-fil-A be located?



Shelby County, TN Zoning

<https://gis.shelbycountyttn.gov/zoning>



How to Use

ZONING ATLAS PUBLIC NOTIFICATION TOOL GUIDE

STEP 1

Go to the Shelby County Zoning Atlas website:
<https://gis.shelbycountyttn.gov/zoning/>



Disclaimer:

Every effort is made to keep data accurate and current as possible. However, the presence of errors or out of date information is unavoidable. Neither the County of Shelby nor any of its officials and employees makes any warranty of any kind for this information, express or implied, including but not limited to any warranties of merchantability or fitness for a particular purpose, nor shall the distribution of this information constitute any warranty. The information on this web site will change over time without notice. Shelby County and its officials and employees assume no responsibility or legal liability for the accuracy, completeness, reliability, timeliness, or usefulness of any information available on this web site nor do they represent that the use of any information will not infringe privately owned rights.

Information on this site is not intended to constitute advice nor is it to be used as a

I agree to the above terms and conditions

OK

<https://gis.shelbycountyttn.gov/zoning/>

Move mouse to get coordinates

4mi





How to Use

ZONING ATLAS PUBLIC NOTIFICATION TOOL GUIDE

Disclaimer:

Every effort is made to keep data accurate and current as possible. However, the presence of errors or out of date information is unavoidable. Neither the County of Shelby nor any of its officials and employees makes any warranty of any kind for this information, express or implied, including but not limited to any warranties of merchantability or fitness for a particular purpose, nor shall the distribution of this information constitute any warranty. The information on this web site will change over time without notice. Shelby County and its officials and employees assume no responsibility or legal liability for the accuracy, completeness, reliability, timeliness, or usefulness of any information available on this web site nor do they represent that the use of any information will not infringe privately owned rights.

Information on this site is not intended to constitute advice nor is it to be used as a substitute for professional advice.

I agree to the above terms and conditions

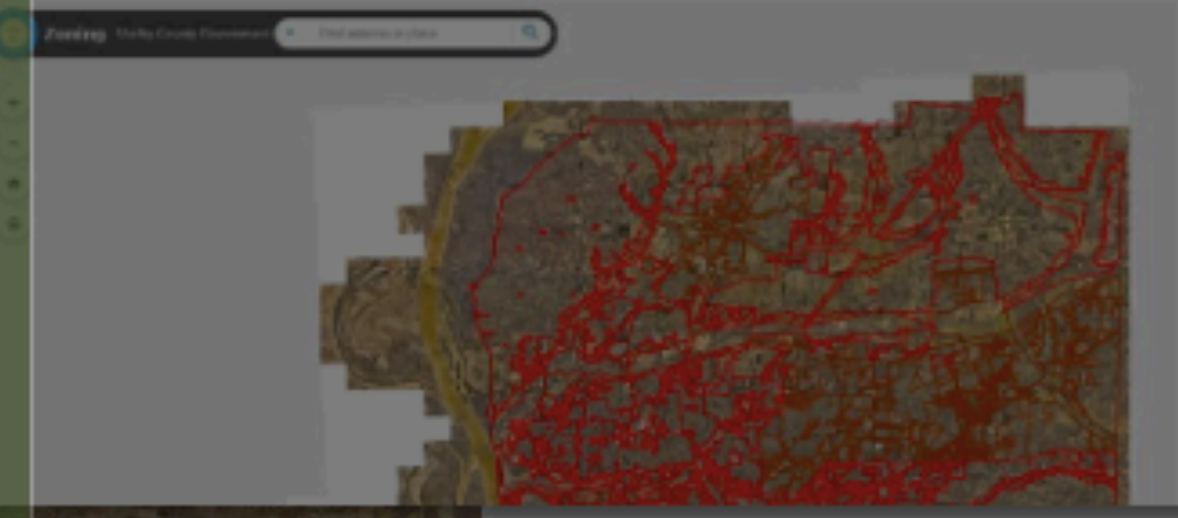
OK

Check the Box

Click "OK"

STEP 1

Go to the Shelby County Zoning Atlas website:
<https://gis.shelbycountyttn.gov/zoning/>



Move mouse to get coordinates

4mi



App State

Click to restore the map extent and layers visibility where you left off.



How to Use **Click the "x"**

ZONING ATLAS PUBLIC NOTIFICATION TOOL GUIDE

STEP 1
Go to the Shelby County Zoning Atlas website:
<https://gis.shelbycountyttn.gov/zoning/>



-89.684 35.137 Degrees

4mi

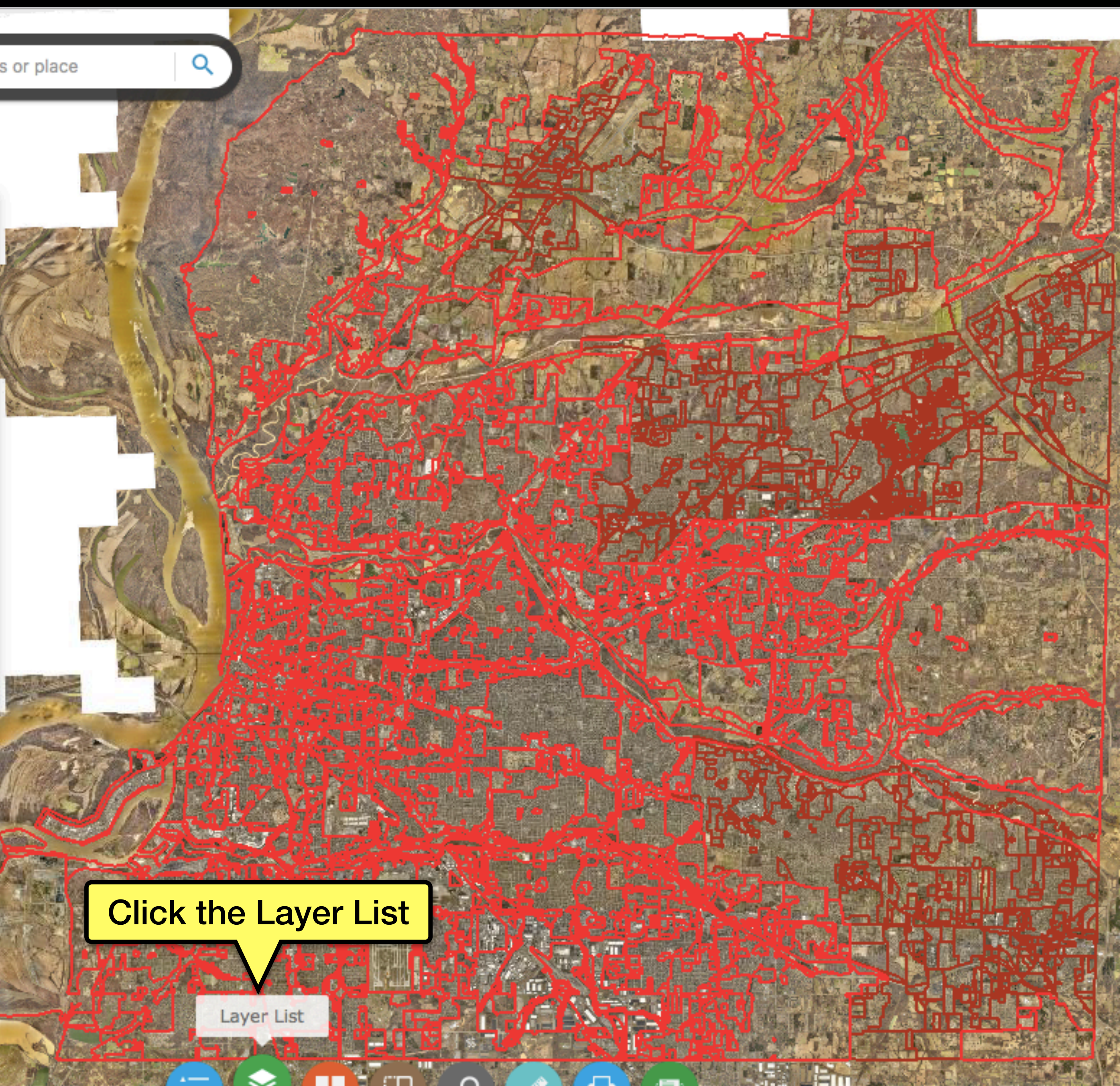




Layer List [Close]

Operational layers

- Roads
- Zoning Entitlements
- Zoning
- Overlays and Corridors
- Contextual Infill
- Flood Zones
- Drainage Basins
- Parcels
- Land Use
- Atlas Grid

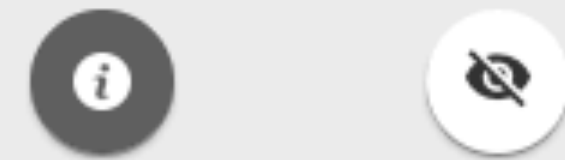


Click the Layer List

Layer List

-90.030 34.992 Degrees

4mi





Layer List

Operational layers

- Roads **Uncheck** ...
- Zoning Entitlements ...
- Zoning **Uncheck** ...
- Overlays and Corridors ...
- Contextual Infill ...
- Flood Zones ...
- Drainage Basins ...
- Parcels **Uncheck** ...
- Land Use ...
- Atlas Grid ...

-90.087 35.120 Degrees

4mi

Map navigation toolbar with icons for: Home, Layer List, Full Screen, Mobile View, Search, Measure, Print, and Share.





Find address or place



FIRST - Click the "+" (zoom) two times (2x)



Layer List

- Operational layers
- Roads ...
 - Zoning Entitlements ...
 - Zoning ...
 - Overlays and Corridors ...
 - Contextual Infill ...
 - Flood Zones ...
 - Drainage Basins ...
 - Parcels ...
 - Land Use
 - Atlas Grid ...

SECOND - Check "Land Use"

-89.814 35.130 Degrees

Move toward these coordinates.

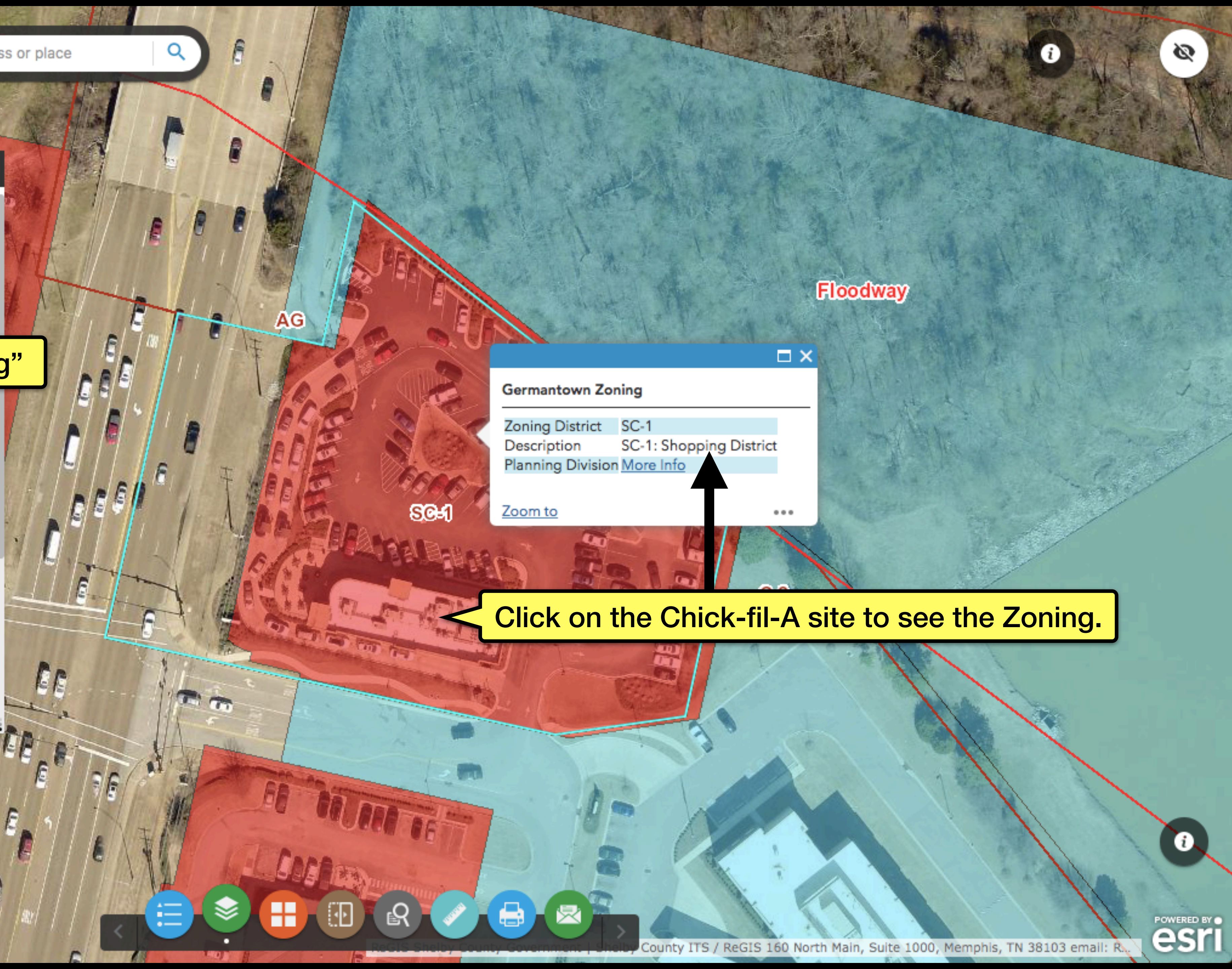




Layer List

Operational layers

- Roads ...
- Zoning Entitlements ...
- Zoning **Click on "Zoning"**
- Overlays and Corridors ...
- Contextual Infill ...
- Flood Zones ...
- Drainage Basins ...
- Parcels ...
- Land Use ...
- Atlas Grid ...



Germantown Zoning

Zoning District	SC-1
Description	SC-1: Shopping District
Planning Division	More Info

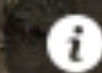
[Zoom to](#) ...

Click on the Chick-fil-A site to see the Zoning.

-89.801 35.116 Degrees

100ft





Layer List

Operational layers

- Roads ...
- Zoning Entitlements ...
- Zoning ...
- Overlays and Corridors ...
- Contextual Infill ...
- Flood Zones ...
- Drainage Basins ...
- Parcels ...
- Land Use ...
- Atlas Grid ...

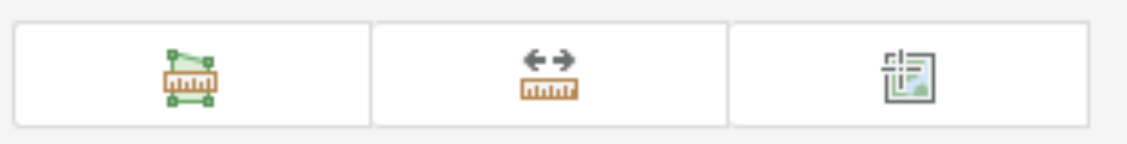
-89.802 35.116 Degrees

100ft





Measurement [Close]



Measurement Result

Clear

Click the Measurement

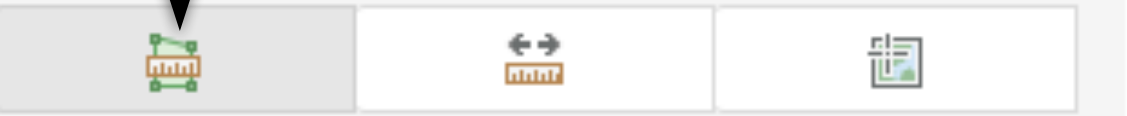
-89.802 35.116 Degrees

100ft





Click to measure acres.



Acres

Measurement Result

1.73 Acres

Clear

Click "Clear" to clear the measurement.

Once you have completed drawing the blue around the property, the amount of acres will be displaced.

Draw the blue line around the site's property.

-89.801 35.116 Degrees

100ft



Click to measure miles.

Measurement

Miles

Measurement Result

4.19 Miles

Clear

Click the green lines along the road to determine the distance in miles between locations.

The Chick-fil-A is 4.19 miles from Houston High School.

-89.733 35.106 Degrees



 [Rank Size : Primate City FRQ.pdf](#) 256 KB

 [Primate City FRQ.pdf](#) 17 KB

 [Suburb FRQ.pdf](#) 18 KB

 [Urban Models Assignment and FRQs.pdf](#) 426 KB

 [Services Activity.pdf](#) 6 MB

 [Land Use Legend Colors.pdf](#) 60 MB

 [Using the Shelby County Zoning Website.pdf](#) 23 MB

 [Where to build a Chick-fil-A?.pdf](#) 52 MB



Company history

Dwarf Grill

Original Chicken Sandwich

Corporate Headquarters

First free-standing Chick-fil-A restaurant

"Eat Mor Chikin"

Chick-fil-A Peach Bowl

\$2 Billion

Advertising Walk of Fame

Truett Passes Away at 93

Chick-fil-A opens in New York City



1946: Dwarf Grill

Truett Cathy opens his original diner, the Dwarf Grill, in the Atlanta suburb of Hapeville (later renamed Dwarf House®)

Chick-fil-A

Chick-fil-A

KER





 **Germantown Pkwy.** 2.53 mi ([Find Location](#))



Chick-fil-A One ([Sign In](#))

Order Food



Dwarf Grill

Original Chicken Sandwich

Corporate Headquarters

First free-standing Chick-fil-A restaurant

"Eat Mor Chikin"

Chick-fil-A Peach Bowl

\$2 Billion

Advertising Walk of Fame

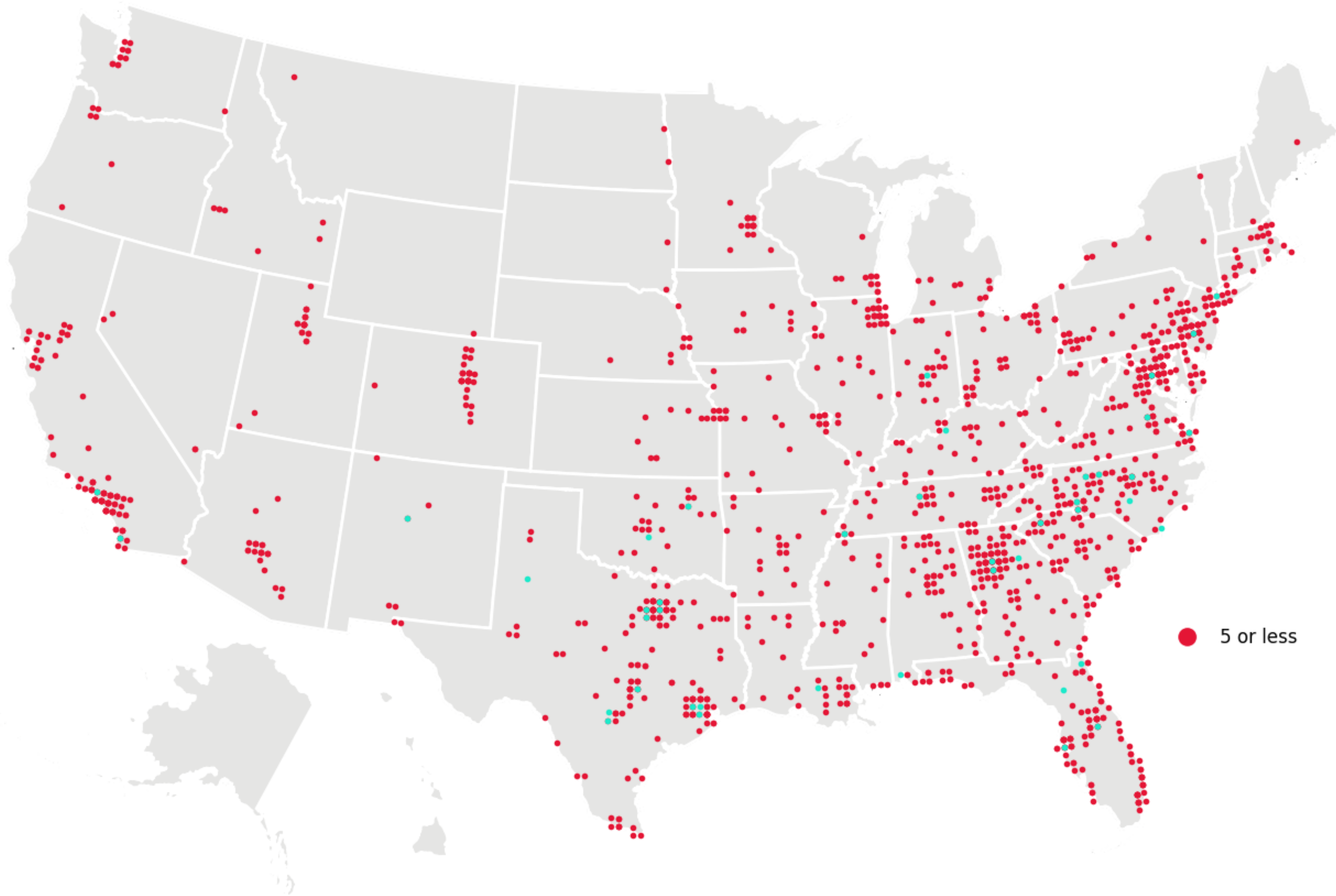
Truett Passes Away at 93

Chick-fil-A opens in New York City



1986: First free-standing Chick-fil-A restaurant

Chick-fil-A moves outside of the mall food court in 1986, opening its first stand-alone restaurant on North Druid Hills Road in Atlanta.



● 5 or less ● Greater than 5



Chick-Fil-A Locations in the USA

Each grid point covers 10-mile radius with at least one location

Source: ScrapeHero.com





https://www.chick-fil-a.com/Locations

Show results with: Drive

Radius



NEARBY LOCATIONS



Stand-alone

1.49 mi

1. Germantown Pkwy.

Select restaurant

1230 S Germantown Rd, Germantown, TN 38138

Closed Now - Opens Tomorrow at 6:00 AM

Catering orders at this location require a \$150 minimum order size for deliveries and a \$0 minimum order size for pick-up.

Online ordering WiFi Catering Serves breakfast



Stand-alone

2.86 mi

2. Paragon Place

Select restaurant

6282 Poplar Ave, Memphis, TN 38119

Closed Now - Opens Tomorrow at 6:00 AM

Catering orders at this location require a \$0 minimum order size for deliveries and a \$0 minimum order size for pick-up.

Online ordering WiFi Catering Serves breakfast



Stand-alone

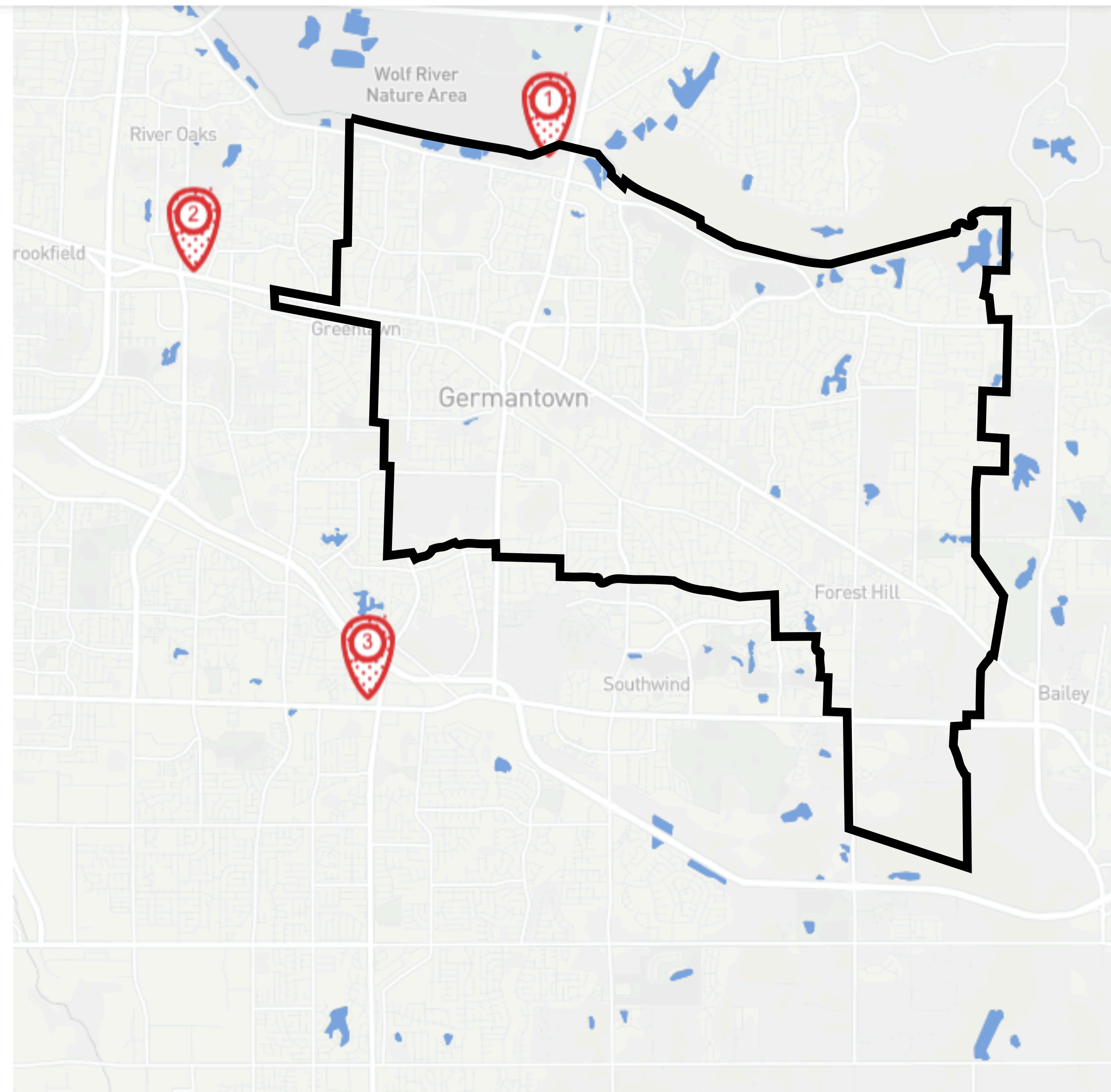
3.34 mi

3. Winchester Road

Select restaurant

7072 Winchester Rd, Memphis, TN 38125

Closed Now - Opens Tomorrow at 6:00 AM





Where should a new Chick-fil-A be located?

Existing
Chick-fil-A

3



2



1



4



5



6



7



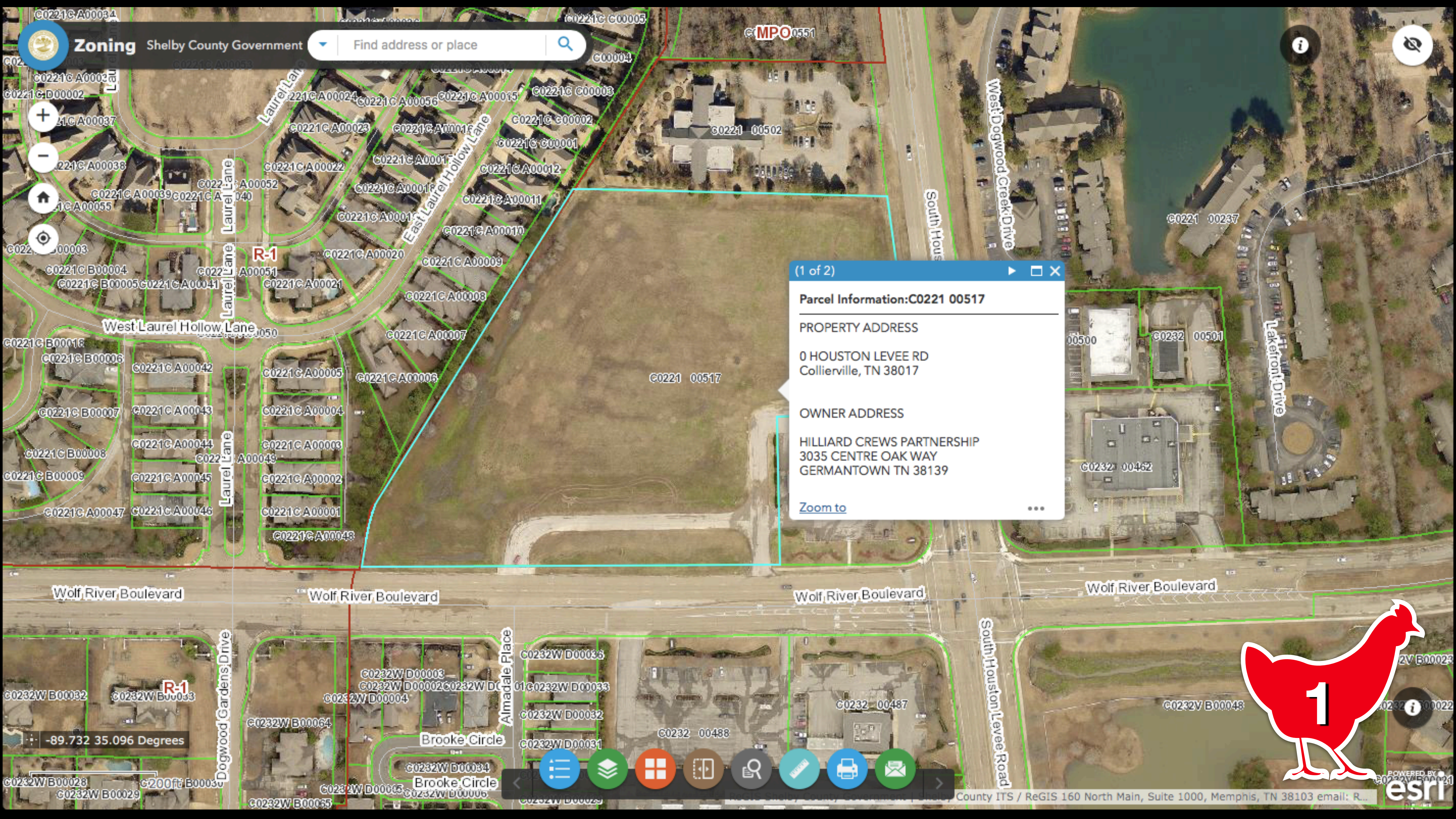
Evaluation List Questions*

- 1. LOCATION:** Is the location in the city of Germantown? If it is not then the profits from taxes for the city would go to another municipality.
- 2. COMPETITION:** How far is the site from the nearest Chick-fil-A restaurant? Is it a reasonable distance to where the two restaurants would not necessarily be competing with the same customers? Are there too many other similar restaurants in the area?
- 3. SIZE:** Is the site large enough for a Chick-fil-A restaurant? Is the site at least 1.5 acres?
- 4. ZONING:** Is the zoning for the site commercial? If it is not commercial do you think the city would rezone the area for commercial?
- 5. TRAFFIC VOLUME:** Will the traffic volume by the site be high enough to bring in a high volume of customers? Is the site located on a main road or near a main road?
- 6. SITE DETAILS:** Using Google Map Street View (and personal knowledge of each site) does it appear to be an ideal location? Are there any obvious concerns with the site? Is it in a congested area? It is near a railroad track? Would it replace something the city needs? Is the site easily accessed by car?
- 7. OPINION:** Do you personally think this is a good site? Is the site a convenient location for the citizens of Germantown?

**Assumption: All sites are available for purchase.*



Find address or place



(1 of 2)

Parcel Information: C0221 00517

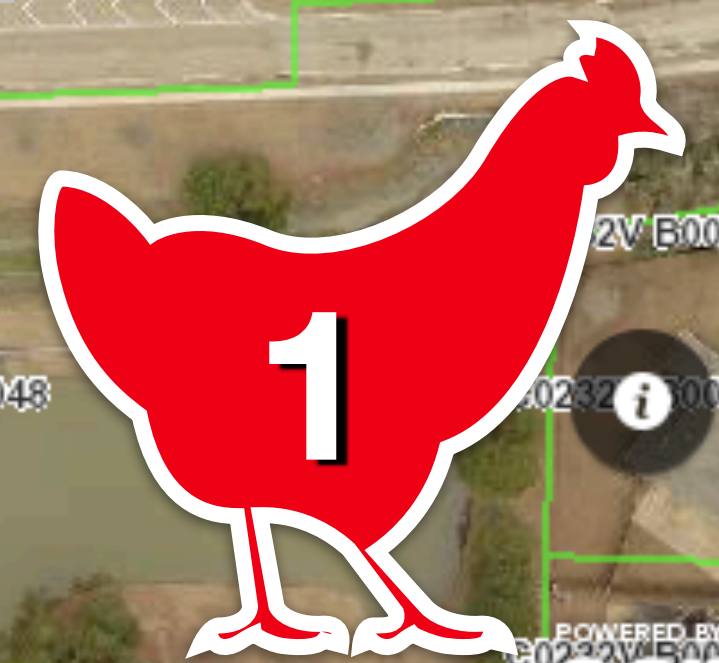
PROPERTY ADDRESS

0 HOUSTON LEVEE RD
Collierville, TN 38017

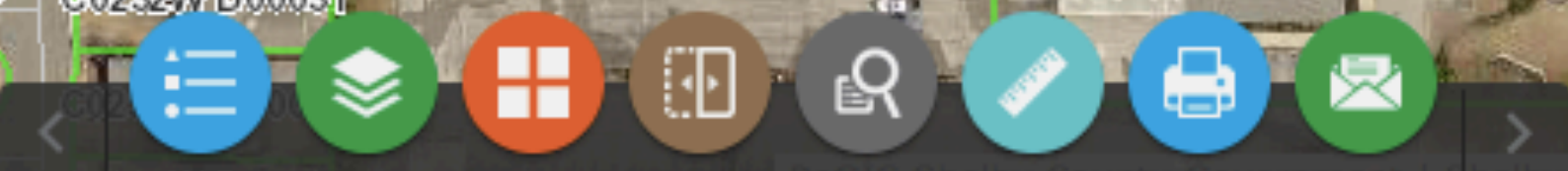
OWNER ADDRESS

HILLIARD CREWS PARTNERSHIP
3035 CENTRE OAK WAY
GERMANTOWN TN 38139

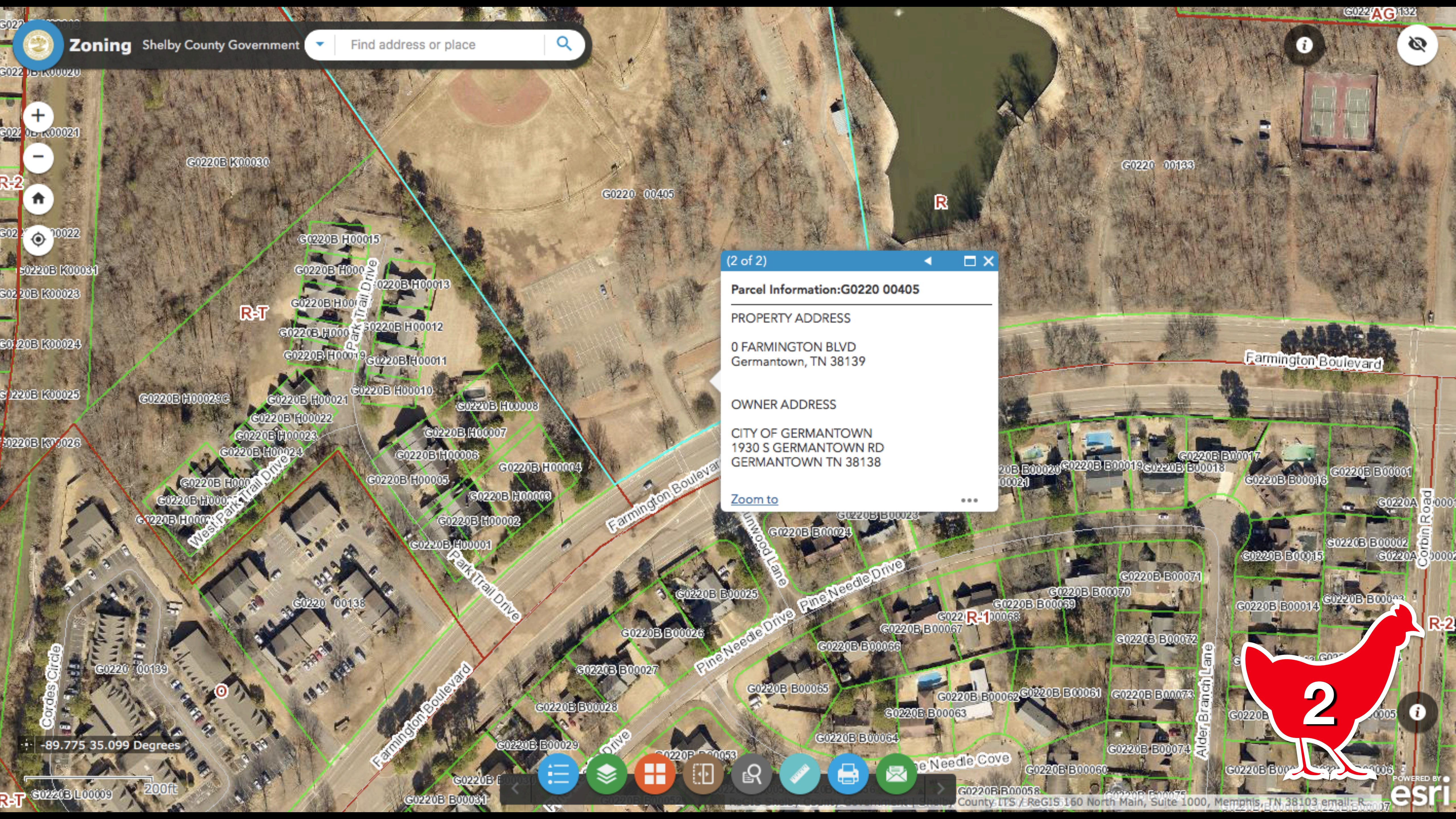
[Zoom to](#)



-89.732 35.096 Degrees







(2 of 2)

Parcel Information:G0220 00405

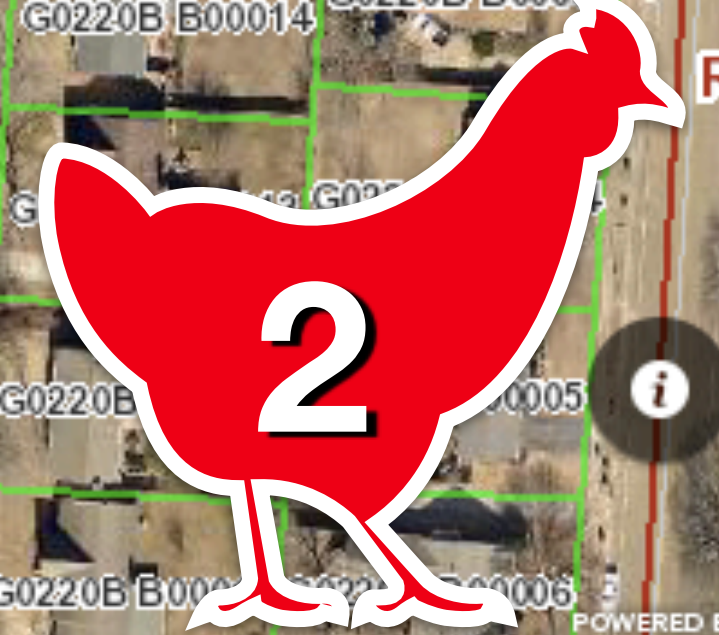
PROPERTY ADDRESS

0 FARMINGTON BLVD
Germantown, TN 38139

OWNER ADDRESS

CITY OF GERMANTOWN
1930 S GERMANTOWN RD
GERMANTOWN TN 38138

[Zoom to](#) ...



-89.775 35.099 Degrees

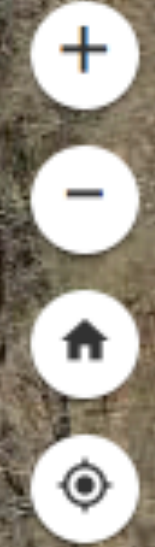
200ft







Find address or place



-89.804 35.101 Degrees

100ft



Neshoba Road

South Germantown Road

Neshoba Road

(1 of 2)

Parcel Information: G0220 00352

PROPERTY ADDRESS

0 GERMANTOWN RD
Germantown, TN 38138

OWNER ADDRESS

GERMANTOWN CITY OF
1930 S GERMANTOWN RD
GERMANTOWN TN 38138

[Zoom to](#) ...

G02T4 00350

G0220 00352

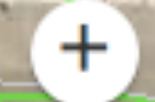
G0220 00361

G0220 00355

G0220 00165







(1 of 2)

Parcel Information:G0220 00274

PROPERTY ADDRESS

0 POPLAR AVE
Germantown, TN 38138

OWNER ADDRESS

WEST FARMINGTON PARTNERS L P
7509 POPLAR AVE #1
GERMANTOWN TN 38138

[Zoom to](#)

-89.811 35.095 Degrees

100ft







(1 of 2)

Parcel Information: G0231 00043

PROPERTY ADDRESS

7772 DOGWOOD RD
Germantown, TN 38138

OWNER ADDRESS

NORWOOD 2002 FAMILY TRUST
7750 DOGWOOD RD
GERMANTOWN TN 38138

[Zoom to](#)

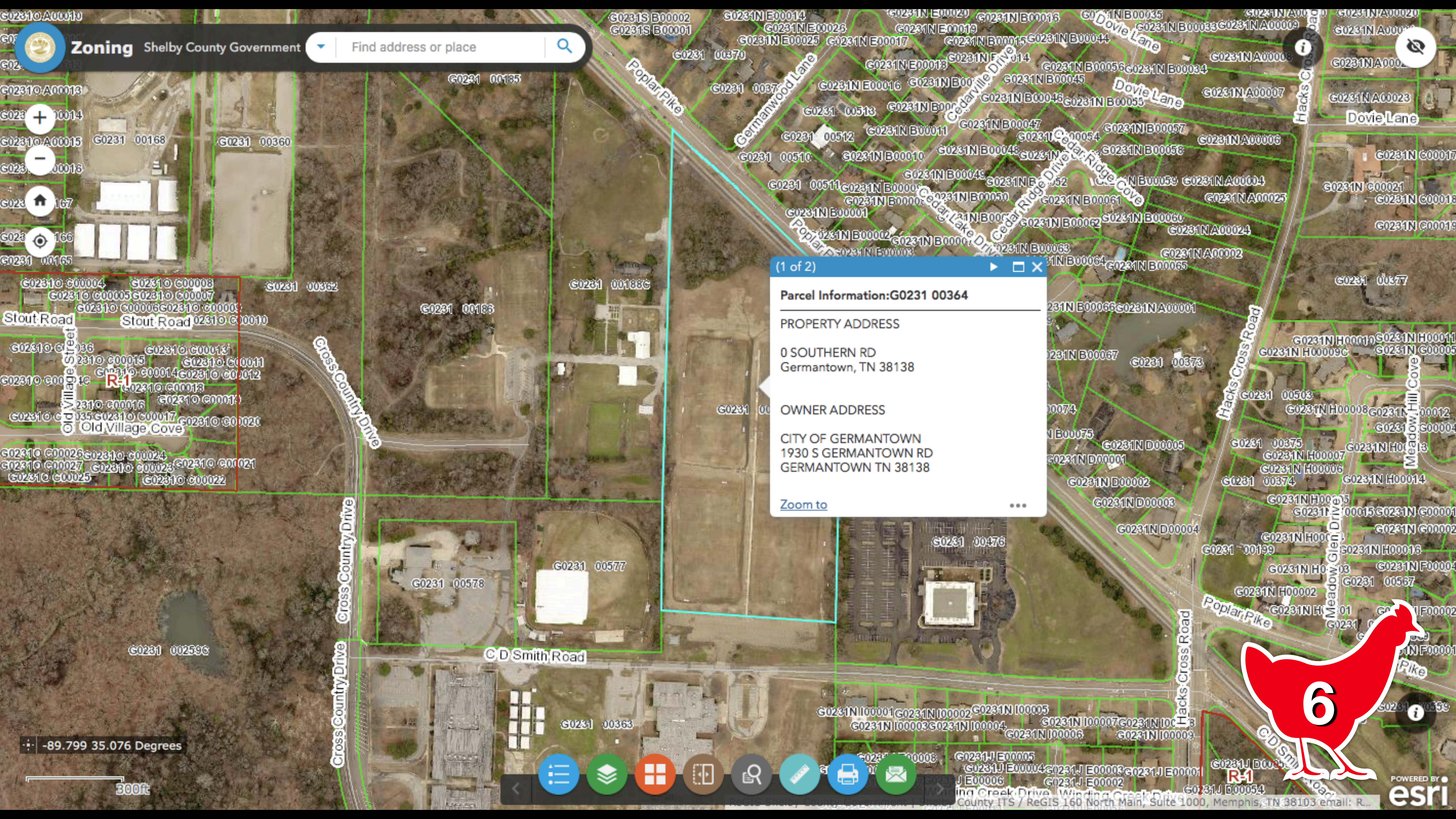


-89.804 35.090 Degrees

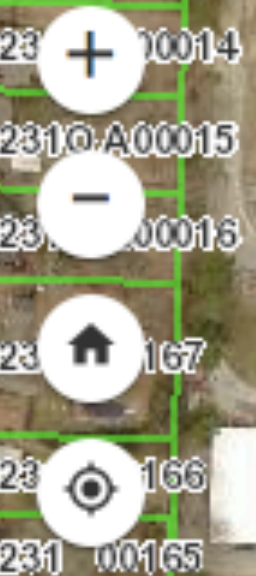
200ft







Find address or place



(1 of 2)

Parcel Information:G0231 00364

PROPERTY ADDRESS

0 SOUTHERN RD
Germantown, TN 38138

OWNER ADDRESS

CITY OF GERMANTOWN
1930 S GERMANTOWN RD
GERMANTOWN TN 38138

[Zoom to](#) ...

-89.799 35.076 Degrees

300ft







-89.761 35.069 Degrees

100ft



AG

G0231 00404

(1 of 2)

Parcel Information: G0231 00404

PROPERTY ADDRESS

0 HIGHWAY 72
Germantown, TN 38139

OWNER ADDRESS

SKINNER DAVID A JR REVOCABLE TRUST
2887 FOREST HILL IRENE RD
GERMANTOWN TN 38139

[Zoom to](#) ...

C-2





**Where is
another
location for
a new
Chick-fil-A in
Germantown?**



Evaluation Chart for New Chick-fil-A Site - Rank each topic with a 1 (Poor), 2 (Adequate), or 3 (Good)

Topics Site	Q1 LOCATION	Q2 COMPETITION	Q3 SIZE	Q4 ZONING	Q5 TRAFFIC	Q6 SITE DETAILS	Q7 OPINION	TOTAL SCORE
Existing Chik-fil-A	3 1230 S Germantown Rd. Germantown, TN 38138	3 Nearest Chick-fil-A is 4.2 miles.	3 1.73 acres	3 Shopping District Zoned	3 49,933 AADT in 2018	3 Traffic Light Access Side-Road Access	3 Commercial area with lots of customers.	21 Perfect Score
Site #1	<h1>Existing Chick-fil-A Example</h1>							
Site #2								
Site #3								
Site #4								
Site #5								
Site #6								
Site #7								
Site #8 <i>Your Choice</i>								

Existing Chick-fil-A

1230 S. Germantown Rd
Germantown, TN 38138



©1

Chick-fil-A, 1230 S Germantown Rd

Chick-fil-A, 6282 Poplar Ave, Memphis,

Add destination

Chick-fil-A 1230 S Germantown Rd, Germantown, TN

Send directions to your phone

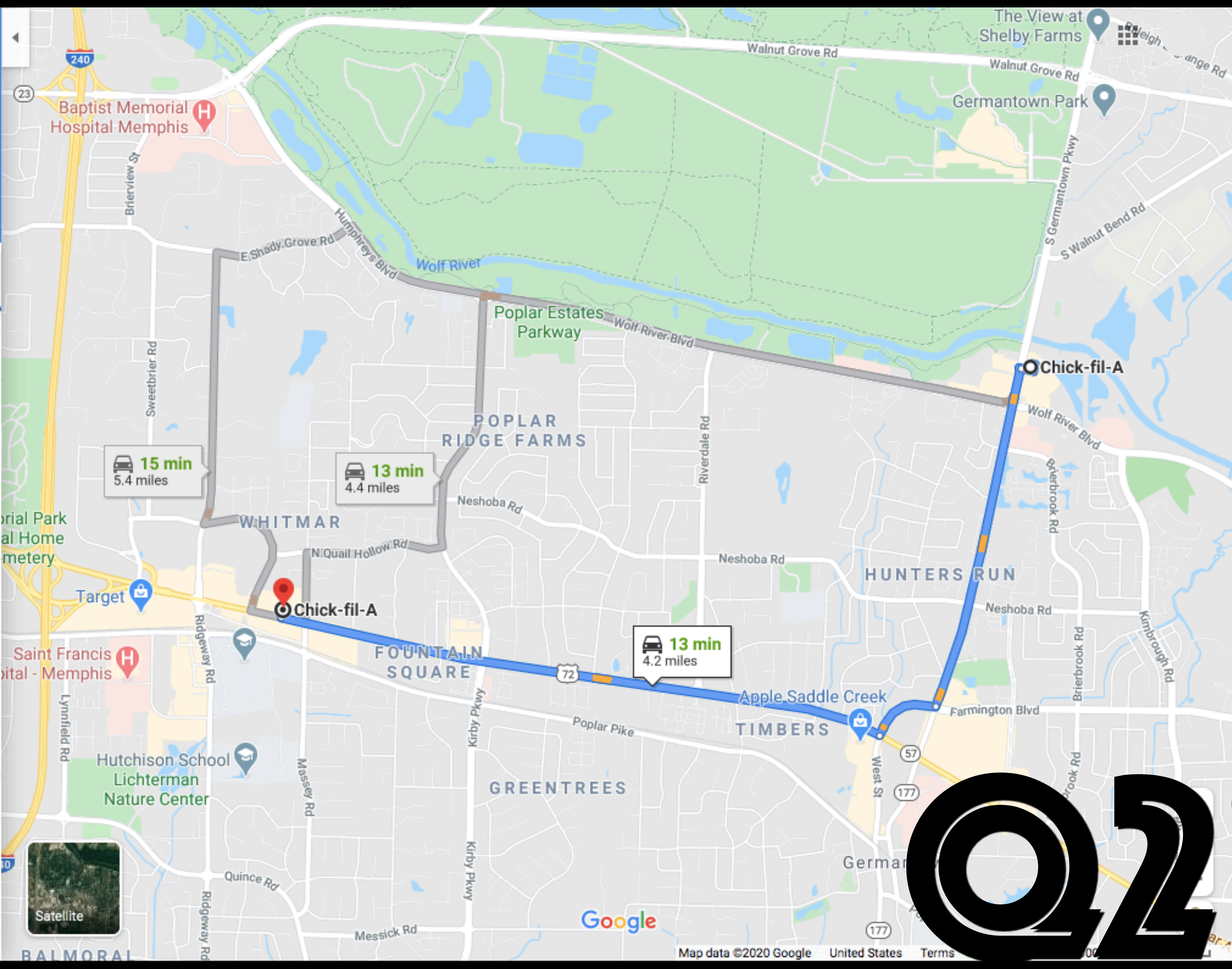
via S Germantown Rd and US-72 W/Poplar Ave **13 min**
 4.2 miles
 Fastest route now due to traffic conditions
[DETAILS](#)

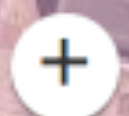
via Wolf River Blvd **13 min**
 4.4 miles

via Wolf River Blvd and E Shady Grove Rd **15 min**
 5.4 miles

Explore Chick-fil-A

Restaurants Hotels Gas stations Parking Lots More





Measurement

Acres

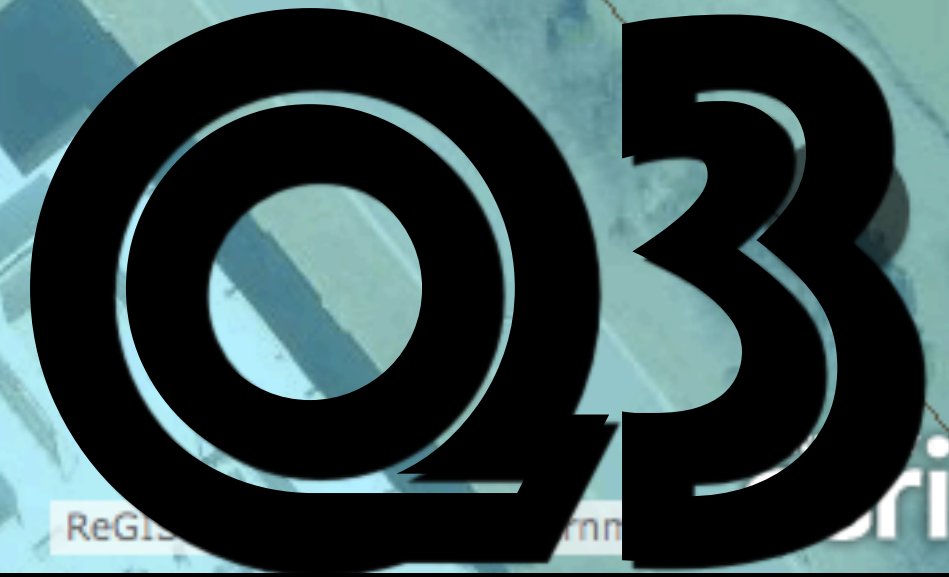
Measurement Result

1.73 Acres

Clear

-89.801 35.116 Degrees

100ft





Layer List

Operational layers

- Roads ...
- Zoning Entitlements ...
- Zoning ...
- Overlays and Corridors ...
- Contextual Infill ...
- Flood Zones ...
- Drainage Basins ...
- Parcels ...
- Land Use ...
- Atlas Grid ...

AG

SC-1

Floodway

G-2

Germantown Zoning

Zoning District	SC-1
Description	SC-1: Shopping District
Planning Division	More Info

[Zoom to](#) ...

-89.801 35.116 Degrees

100ft





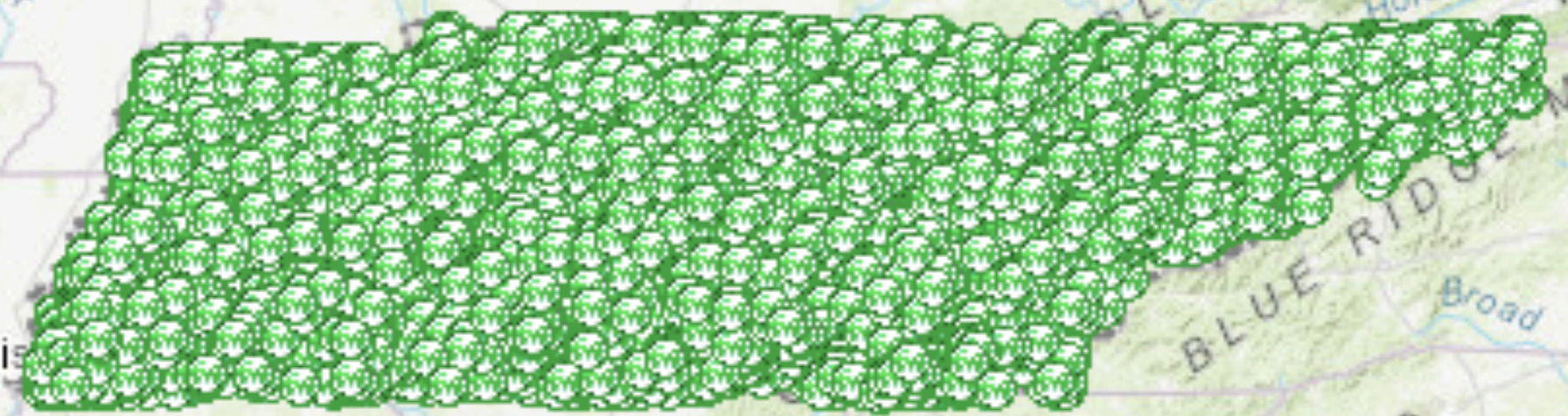
Find address or place

Lincoln

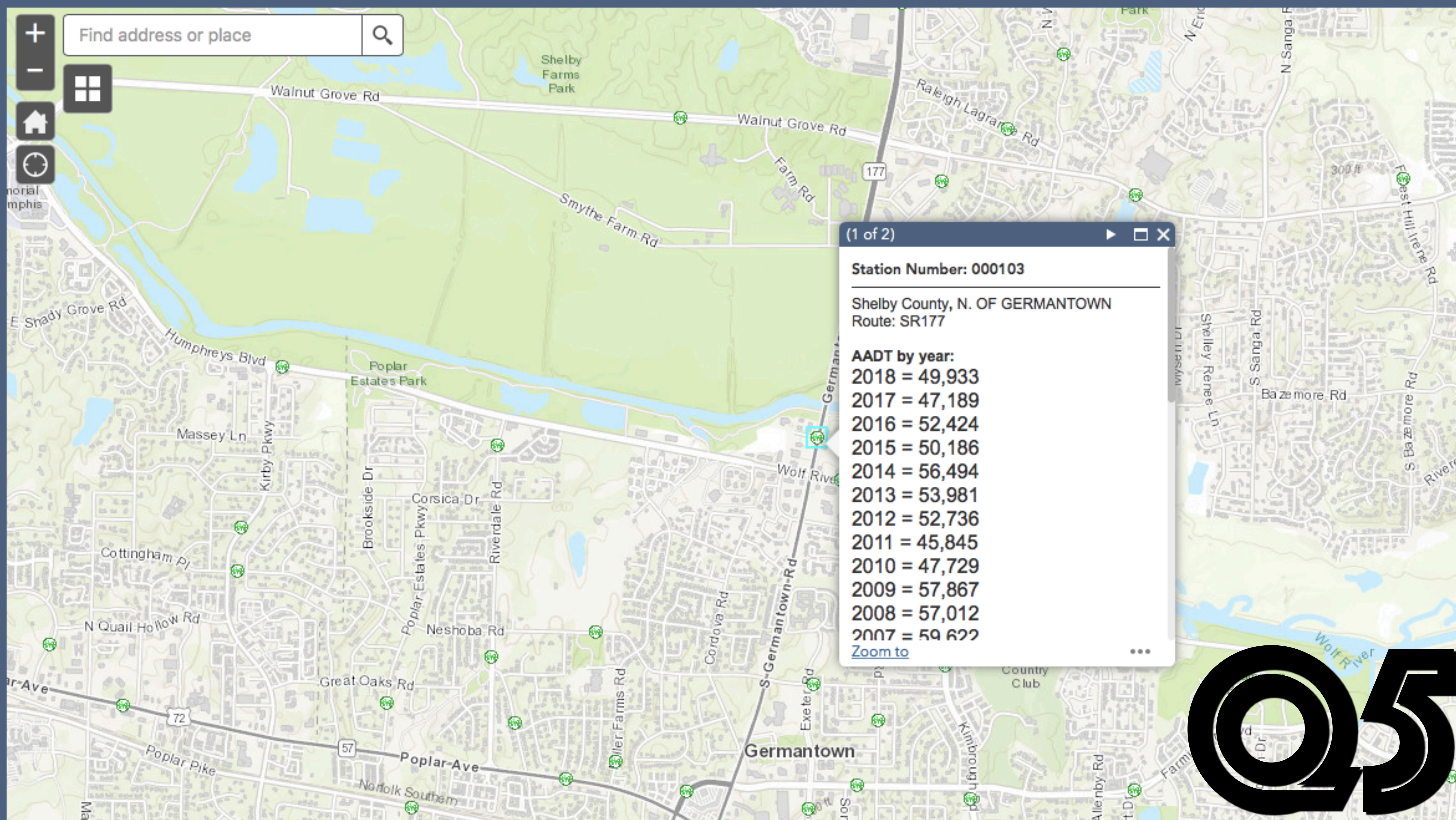
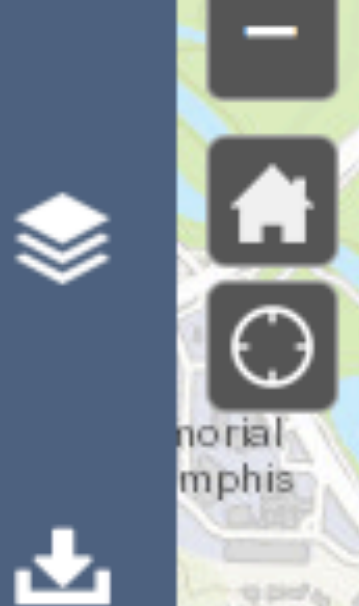
Publican

Map navigation controls: zoom in (+), zoom out (-), home, refresh, and download.

Annual Average Daily Traffic



Find address or place



(1 of 2)

Station Number: 000103

Shelby County, N. OF GERMANTOWN
Route: SR177

AADT by year:

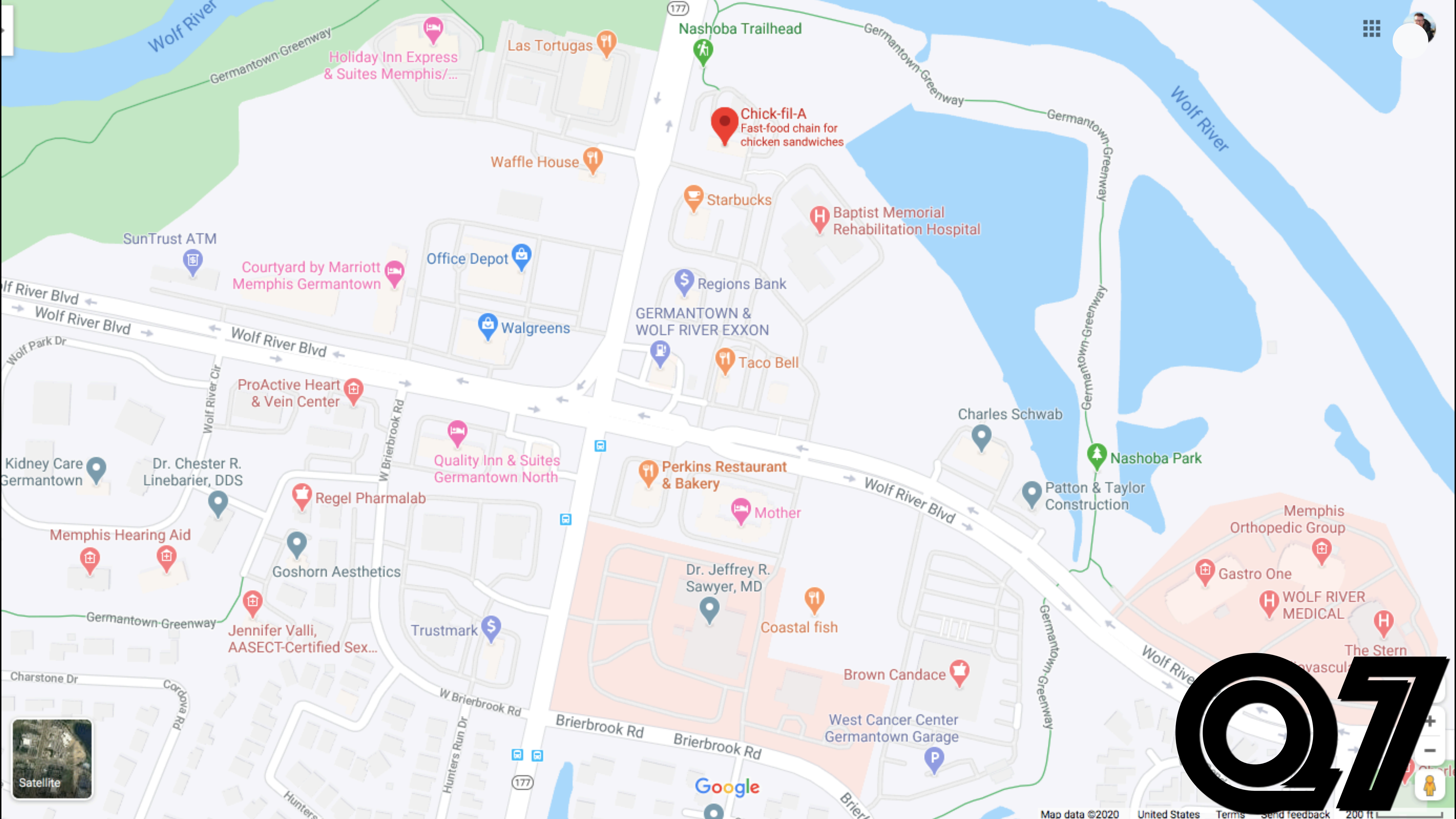
- 2018 = 49,933
- 2017 = 47,189
- 2016 = 52,424
- 2015 = 50,186
- 2014 = 56,494
- 2013 = 53,981
- 2012 = 52,736
- 2011 = 45,845
- 2010 = 47,729
- 2009 = 57,867
- 2008 = 57,012
- 2007 = 59,622

[Zoom to](#)





Q6



Holiday Inn Express & Suites Memphis/...

Las Tortugas

Nashoba Trailhead

Chick-fil-A
Fast-food chain for chicken sandwiches

Waffle House

Starbucks

Baptist Memorial Rehabilitation Hospital

SunTrust ATM

Courtyard by Marriott Memphis Germantown

Office Depot

Regions Bank

GERMANTOWN & WOLF RIVER EXXON

Walgreens

Taco Bell

ProActive Heart & Vein Center

Charles Schwab

Nashoba Park

Kidney Care Germantown

Dr. Chester R. Linebarier, DDS

Quality Inn & Suites Germantown North

Perkins Restaurant & Bakery

Mother

Patton & Taylor Construction

Memphis Hearing Aid

Goshorn Aesthetics

Dr. Jeffrey R. Sawyer, MD

Coastal fish

Memphis Orthopedic Group

Gastro One

WOLF RIVER MEDICAL

Jennifer Valli, AASECT-Certified Sex...

Trustmark

Brown Candace

West Cancer Center Germantown Garage

The Stern

Charstone Dr

Cordova Rd

W Brierbrook Rd

Brierbrook Rd

Brierbrook Rd

Wolf River

Hunters

Hunters Run Dr

177

Google



Existing
Chick-fil-A

3



2



8



1



4



5

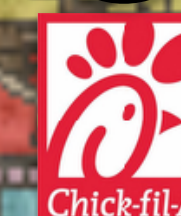


Teacher Score Card

6



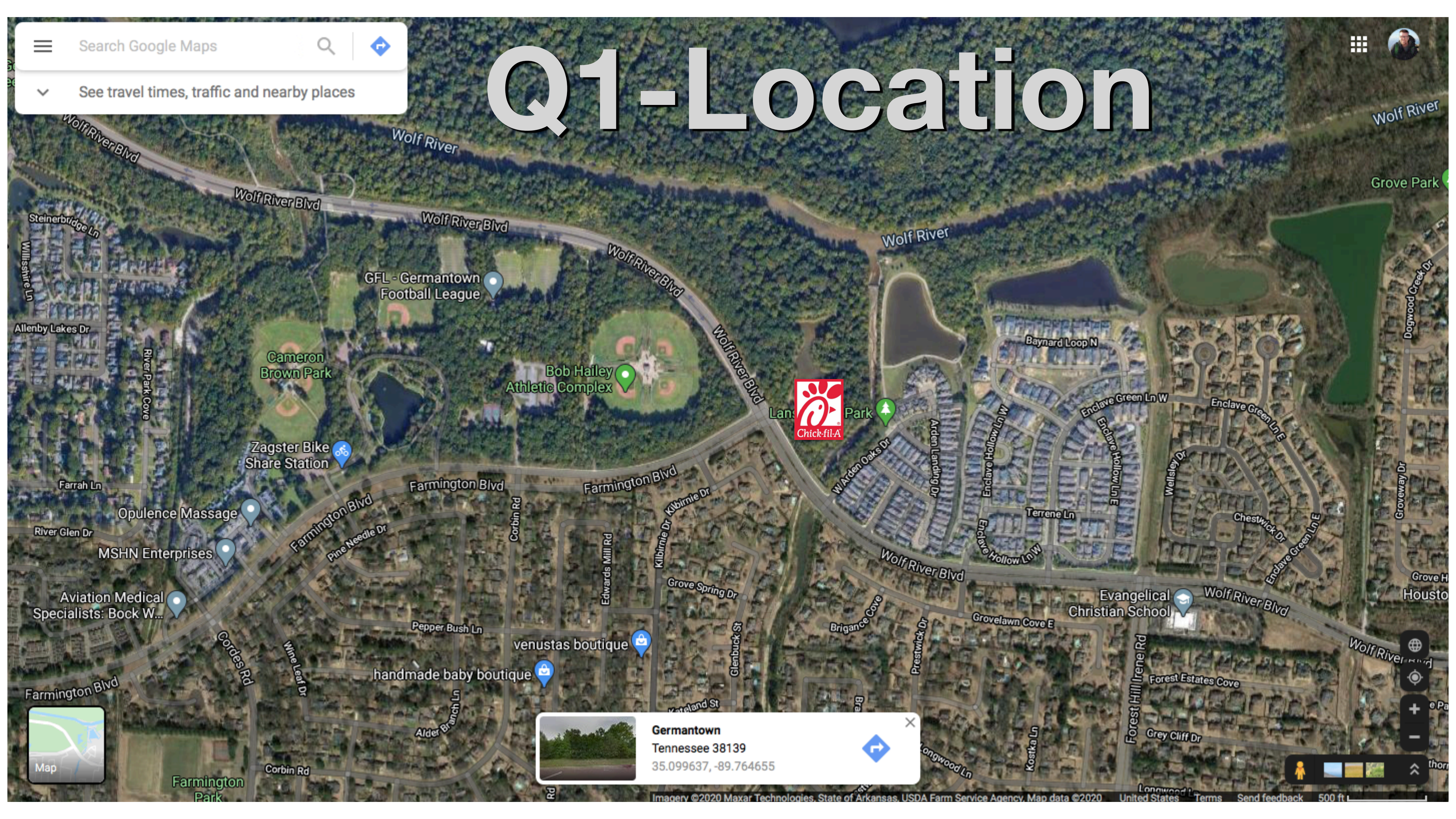
7

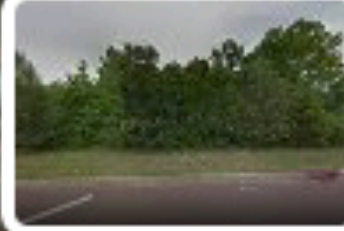


Q1-Location

Search Google Maps

See travel times, traffic and nearby places



 **Germantown**
Tennessee 38139
35.099637, -89.764655

Q2-Competition



Wolf River Blvd, Germantown, TN 38139
Chick-fil-A, 1230 S Germantown Rd, Ger
Add destination

Leave now

OPTIONS

Send directions to your phone

via Wolf River Blvd **7 min**
Fastest route, the usual traffic
2.6 miles

DETAILS

via Farmington Blvd and Kimbrough Rd **9 min**
3.3 miles

Explore Chick-fil-A



Restaurants Hotels Gas stations Parking Lots More



Show search results for 777...



Q3-Size

AG

G0220 00132

G0220 00435

G0220 00451

-89.764 35.101 Degrees

Kilbirnie 100ft



Acres

Measurement Result

2.2 Acres

Clear



Show search results for 777...



Q4 Zoning

(2 of 2)

Germantown Zoning

Zoning District	AG
Description	AG: Agriculture
Planning Division	More Info

[Zoom to](#)

AG

R-3

R

-89.764 35.100 Degrees

Kilbirnie 100ft



Find address or place

Map navigation controls: Home, Refresh, Full Screen, Print, Share

(1 of 2) ▶ □ ✕

Station Number: 001022

Shelby County, WOLF RIVER BLVD.
Route: 05431

AADT by year:

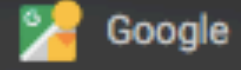
- 2018 = 22,848
- 2017 = 21,557
- 2016 = 23,021
- 2015 = 23,967
- 2014 = 22,522
- 2013 = 19,353
- 2012 = 18,850
- 2011 = 15,219
- 2010 = 17,317
- 2009 = 16,380
- 2008 = 17,641
- 2007 = 16,276

[Zoom to](#) ⋮

Q5-Traffic

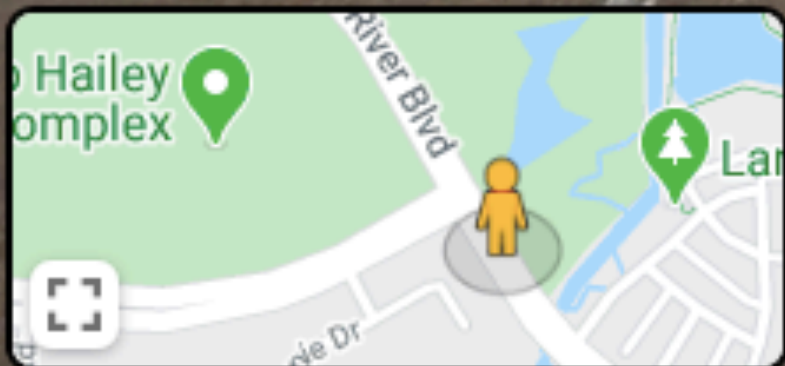
0.4mi
-89.762 35.125 Degrees

Wolf River Blvd
Germantown, Tennessee



Street View

Q6-Site Details



Google



Search Google Maps
See travel times, traffic and nearby places

Bob Hailey Athletic Complex

Lansdowne Park

Q7-Opinion



Google

Existing
Chick-fil-A

3



2



8



1



4



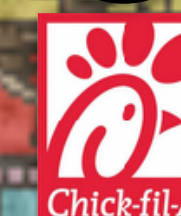
5



6



7



Teacher Score Card

Evaluation Chart for New Chick-fil-A Site - Rank each topic with a 1 (Poor), 2 (Adequate), or 3 (Good)

Topics Site	Q1 LOCATION	Q2 COMPETITION	Q3 SIZE	Q4 ZONING	Q5 TRAFFIC	Q6 SITE DETAILS	Q7 OPINION	TOTAL SCORE
Existing Chik-fil-A	2 1230 S Germantown Rd. Germantown, TN 38138	3 Nearest Chick-fil-A is 4.2 miles.	3 1.73 acres	3 Shopping District Zoned	3 49,933 AADT in 2018	3 Traffic Light Access Side-Road Access	3 Commercial area with lots of customers.	20 Almost Perfect Score
Site #1	1 Houston Levee Rd Collierville, TN 38017	3 Nearest Chick-fil-A is 4.8 miles.	3 4+ acres	2 Low Density Residential	3 19,878 - 33,445 AADT in 2018	2 Wrong side of Traffic Light for going North	2 Not in Germantown	16
Site #2	2 Farmington Blvd Germantown, TN 38139	2 Nearest Chick-fil-A is 2.8 miles.	2 1.2 acres (including parking lot)	1 Residential (Parking Lot / Park)	2 19,765 AADT in 2018	1 Parking Lot for Park Not near similar areas	1 Poor Road Access Residential Area	11
Site #3	3 Germantown Rd. Germantown, TN 38138	0 Nearest Chick-fil-A is 1.2 miles.	3 2.6 acres	3 Urban Center	3 49,933 AADT in 2018	2 Traffic Light Access Limited access North	1 Too close to Chick-fil-A	15
Site #4	3 Poplar Ave. Germantown, TN 38138	1 Nearest Chick-fil-A is 1.9 miles.	0 0.81 acres	3 Urban Center	3 23,461 - 34,041 AADT in 2018	3 Traffic Light Access Side-Road Access	1 Not big enough lot.	14
Site #5	3 7772 Dogwood Rd Germantown, TN 38138	2 Nearest Chick-fil-A is 2.2 miles.	3 5+ acres	3 Urban Center	3 30,112 - 34,041 AADT in 2018	3 Traffic Light Access Potential Side-Road	3 Commercial area with lots of customers.	20
Site #6	3 Poplar Pike Rd. Germantown, TN 38138	3 Nearest Chick-fil-A is 4 miles.	3 5+ acres	2 Residential	1 9,885 - 15,322 AADT in 2018	1 Railroad Crossing Needed	0 Impossible because of railroad crossing	13
Site #7	2 1230 S Germantown Rd. Germantown, TN 38138	3 Nearest Chick-fil-A is 4.1 miles.	3 3+ acres	2 Agricultural Residential	3 30,112 AADT in 2018	3 Traffic Light Access Potential Side-Road	3 Commercial area with lots of customers.	19
Site #8 <i>Your Choice</i>	2 Wolf River Blvd. Germantown, TN 38139	2 Nearest Chick-fil-A is 2.6 miles.	3 2+ acres	1 Agricultural Possible Flood Zone	2 22,848 AADT in 2018	3 Traffic Light Access	2 Potential Growth Area but underdeveloped	15