



**City of Bartlett**  
Department of  
**Planning and Economic Development**  
(901) 385-6417 FAX (901) 385-6419

DATE: November 30, 2021  
TO: Delinor Smith, Smith Building Design and Associates, Inc.  
FROM: Sam Harris  
SUBJECT: 4965 Brunswick – formerly Caring Estates

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In response to the zoning for 4965 Brunswick, formerly Caring Estates, the prior license from the State of Tennessee Board for Licensing Health Care Facilities was an eight-bed “Home for the Aged” facility. It could have been 18 persons with the proposed expansion approved in 2015 by the Bartlett Design Review Commission and shown on the proposed Planned Development approved by Shelby County in 2012, but the site was never expanded to allow square footage for 18 persons. More specifically, the actual number of persons is dependent on meeting the state standards for “Home for the Aged” or “Assisted Living Center”.

Caring Estates located at 4965 Brunswick was annexed into the City of Bartlett at the conclusion of 2012. Prior to annexation, the subject property made application to Shelby County OPD for a Special Use Permit, SUP 08-213CC. This case was withdrawn prior to LUCB action. Then, the subject property made application to Shelby County OPD for a Special Use Permit, SUP 12-213. This case was converted to PD 12-310CC. The approved Planned Development was recorded at the Shelby County Registers office, Instrument – 12146068 and Plat Book 254, Page 13. According to the approved minutes, the approved Special Uses were “Home for the Aged” and “Assisted Living Center”. The City of Bartlett will recognize those approved Special Uses with the property. However, the site must comply with the standards at the state licensing level for both uses. Should the site desire to expand, then the site shall install the conditions approved with the site plan from the February 2015 Design Review Commission meeting.

In summary, the subject property is approved for “Home for the Aged” and “Assisted Living Center” uses. The State of Tennessee Board for Licensing Health Care Facilities will determine the path to licensing the subject property, the requirements associated with licensing the subject property, and the number of persons allowed on site with the approved state license.

If you need further information or verification, please contact our office.

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