

RESOLUTION ASKING THE CITY OF MEMPHIS TO ADOPT AND FUND THE BLACK CHURCH MOBILE VACCINE SITE PROGRAM

WHEREAS, the City of Memphis has taken over the administration of COVID-19 vaccinations for the city; and

WHEREAS, the Black community in Memphis has been disproportionately affected by COVID-19; and

WHEREAS, Pastor Kia Moore delivered a presentation for the Memphis City Council on March 2, 2021 on the highly successful Black Church Mobile Vaccine Program; and

WHEREAS, the discussion of the Black Church Mobile Vaccine Program included all members of the City Council and their belief that this program is vital, while underscoring the churches' willingness to bring in help from government partners to assist both the churches and the administration in being successful in the vaccination administration process; and

WHEREAS, seven African American members of the Memphis City Council signed on to a letter published in *The New Tri-State Defender* in February 2021 issuing a plea to the faith-based community to ask for their support in the fight against COVID-19 by offering their churches or parking lots for mobile medical units; and

WHEREAS, many Council Members joined their seven African American colleagues in their plea and as a result of the letter and outreach to clergy, the Council and Administration have received countless calls, text messages, and emails from several Black churches and members of the clergy offering their facilities as mobile COVID-19 vaccination sites; and

WHEREAS, Anointed Temple of Praise, located in Southeast Memphis near the Hickory Hill neighborhood, hosted a mobile COVID-19 vaccination site on February 26, 2021 and vaccinated 450 people in 5 hours; and

WHEREAS, Cane Creek Missionary Baptist Church, located in South Memphis, hosted a mobile COVID-19 vaccination site on February 27, 2021 and vaccinated 380 people in 5 hours, including 100% of its membership over the age of 70; and

WHEREAS, these sites observed increased participation from those without access to transportation and were able to provide access to a restroom for those waiting to be vaccinated; and

WHEREAS, setup was not difficult in these churches and nearly 15 Black churches already agreed to participate as mobile COVID-19 vaccination sites prior to the change to vaccine administration by the City of Memphis; and

WHEREAS, the churches who have previously agreed to participate are in areas such as Southeast Memphis, Raleigh/Frayser, South Memphis, and Whitehaven, which are areas that were observed to have had a higher density of impact from COVID-19; and

WHEREAS, there has been overwhelmingly positive feedback from the Black and elderly participants at these mobile vaccination sites who expressed feeling more comfortable receiving the COVID-19 vaccine in places and among people whom they are familiar with.

THEREFORE, BE IT RESOLVED that the Memphis City Council does hereby request that the City of Memphis adopt the Black Church Mobile Vaccine Site Program headed by Pastor Kia Moore and use a portion of its \$1,000,000 in funding allocated from the Council Emergency Relief Program to the City of Memphis Administration during the City Council Meeting on March 2, 2021 to continue and expand this highly successful program in order to continue to get shots in arms in underserved communities.

Sponsors:

JB Smiley, Jr.

Martavius Jones

Michalyn Easter-Thomas

J. Ford Canale

Chase Carlisle

Frank Colvett, Jr.

Edmund Ford, Sr.

Cheyenne Johnson

Rhonda Logan

Patrice Robinson

Jamita Swearengen

Dr. Jeff Warren

A RESOLUTION TO AMEND THE MEMPHIS CITY COUNCIL COMMUNITY GRANT PROGRAM FOR FY2022

WHEREAS, the Memphis City Council desires to promote community programming and improve neighborhoods; and

WHEREAS, the Tenn. Code Annotated § 6-64- 111, empowers the Memphis City Council to appropriate funds for the financial aid of nonprofit organizations working to promote the general welfare of Memphis residents; and

WHEREAS, nonprofit organizations and citizens work together to meet the needs of Memphians in need by extending the reach of City of Memphis Services; and

WHEREAS, The Memphis City Council recognizes nonprofit agencies as valued partners in the continuing efforts to improve the lives of Memphians; and

WHEREAS, it is important to the members of the Memphis City Council to prioritize funding specialized programs congruent with the needs of the City, the Memphis City Council will be cognizant of financial requests that exceed more than thirty percent of their total operating budget; and

WHEREAS, the Memphis City Council seeks to create a transparent process for the publication, application, and selection process for deserving nonprofit organizations within our City; and

WHEREAS, government grants are funded by tax dollars, so stringent compliance and reporting measures will be in place to ensure the money is well-spent must be put in place.

NOW, THEREFORE BE IT RESOLVED that the Memphis City Council does hereby create the Memphis City Council Community Grant Program for FY22 (July 1, 2021 – June 30, 2022), establishing a policy for meeting the needs of citizens and nonprofit requests for financial assistance as set forth below:

Budget Hearings

Nonprofit Organizations and Agencies working to improve the general welfare of citizens will have the opportunity to apply to the Memphis City Council Community Grant Program. The funding decisions of the Memphis City Council are final and subject to the availability of funds.

Eligibility

All applicants shall be a tax exempt 501(c)(3) organization with an official address listed within the City of Memphis and have been in operation for two years prior to the application. The organization must provide proof of current programming and successful track record in providing the services for which they are requesting funding within the City of Memphis. Additionally, the organization must attend at least one Grant Writing Workshop. The funding requests should address one of the following City of Memphis priorities: Crime and Drug Prevention, Youth Empowerment, Economic Development, and Poverty. The organizations must be in compliance with State requirements and show proof of current certification status. The funds shall only be used for public use and applicants cannot be used for political activities, to support any election or campaign or political party; or to support any group or activity that discriminates based on race, color, religion, sex, national origin, disability, or age. The Memphis City Council will not accept financial requests that exceed more than thirty percent of total operating budget.

Application

All agencies requesting funding shall submit a complete application and presentation. Proof of nonprofit status and financial information must be submitted with an application, a presentation that further clarifies the goals of the organization with their requested funds, and confirmation of attendance at one of the offered Grant Writing Workshop. Applications and presentations shall be submitted online using a link on the Memphis City Council website or delivered to the Memphis City Council Office, Attn: City Council Budget Committee 125 N. Main St., Suite 514 Memphis, TN 38103. Applications will be available April 1– April 30, 2021. All completed applications must be submitted and received by Thursday, April 30, 2021 at 12:00 pm.

Application Review

All applications will be reviewed by the Selection Committee. The Budget Chairman will select the members of the Selection Committee. The Selection Committee will review applications with the input of all Budget Committee Members. The Selection Committee shall submit the list of qualified agencies for City Council Review during FY21 Budget Hearings. All applicants must submit the most recent Charitable Organizations filing, IRS Form 990EZ or 990, and complete presentation using the template provided by the City Council at the time of application submission. The Selection Committee will evaluate applications and presentations to ensure all applications are complete, address a public need, show proof of current nonprofit status, and a history of community involvement. Priority will be given to first-time applicants.

Grant Writing Workshop and Budget Presentation

All agencies will be required to attend a Grant Writing Workshop to be considered for a grant. Returning and first-time applicants are both required to attend the Grant Writing Workshop. The course will help guide applicants through the application process to ensure that the proper documents and information are provided to ensure a facile application process. The Grant Writing Workshop will explain application requirements such as funding requests and an overview of the requirements within the budget presentations. The workshop will serve as an opportunity for applicants to clarify any questions concerning the application. All applicants will be required to submit a mock application to ensure that they understand the process of applying for a grant. Upon the completion of a workshop, all agencies will need to submit proof of their attendance. Failure to attend a workshop will result in an incomplete application.

All agencies presenting before the Budget Committee during the FY22 Budget Hearings will have an allotted time to make a budget presentation. The City Council provided template shall be used during the presentation. The template will include space to provide current contact information, how the requested funds will be used to enhance the quality of life for citizens, and financial reporting documents.

Grant Disbursement

Funds will be disbursed in two payments during the fiscal year. Upon completion of agreement between the grant recipient and the City of Memphis, fifty percent (50%) of the grant award will be disbursed. Grant recipients must submit a mid-year grant report to the Memphis City Council and City of Memphis Finance Office by December 15, 2021. This report shall include an accounting of funds spent, proof of public use, and current nonprofit status. All grant recipients will make a presentation before the Budget Committee of the Memphis City Council. Upon favorable review of report and presentation, the City of Memphis Finance Office will disburse the remaining fifty percent (50%) of the grant award. Grant

recipients shall submit a final grant report by May 1, 2022.

Any approved applications for grant funds will be included in the FY22 Budget. All grant recipients are required to comply with the financial guidelines set forth by the City of Memphis Finance Office. Failure to comply with the financial guidelines and attend a grant writing workshop may result in forfeiture of Grant Award. Every grant recipient must accept the funds and complete an agreement with the City of Memphis Finance Department.

THEREFORE, BE IT FURTHER RESOLVED that the Memphis City Council, as a whole, will distribute the \$2,600,000.00 in Grant funding during the FY22 Budget Hearings from Community Initiatives Grants line item included in the Administration FY22 Budget Proposal.

Sponsors:

Martavius Jones

JB Smiley, Jr.

AN ORDINANCE OF THE CITY OF MEMPHIS CODE OF ORDINANCES TO AMEND CHAPTER 5 "ANIMALS AND FOWL" TO CREATE ARTICLE V TO RESTRICT THE "RETAIL SALE OF DOGS AND CATS AT PET STORES"

WHEREAS, the Memphis City Council has an interest in maintaining the public safety and welfare of citizens of the City of Memphis and its visitors; and

WHEREAS, the Humane Society of the United States ("Humane Society") estimates that 10,000 high-volume dog breeding facilities, also known as puppy mills, are producing more than 1,000,000 puppies a year in the country; and

WHEREAS, according to the Humane Society, puppy and kitten mills are inhumane commercial breeding facilities that disregard the animals' physical and emotional health in order to maximize profits; and

WHEREAS, according to the Humane Society, these mills produce animals for sale, oftentimes at retail in pet stores; and

WHEREAS, current Federal and State regulations do not adequately address the sale of puppy and kitten mill dogs and cats in pet shops; and

WHEREAS, cities across the country including Atlanta, Austin, Chicago, Los Angeles Philadelphia, San Diego, and San Francisco have adopted ordinances banning retail pet sales; and

WHEREAS, cities in Tennessee, including Nashville and Franklin, have adopted legislation that bans the retail sale of dogs and cats at pet stores; and

WHEREAS, the Memphis City Council believes it is in the best interest of the City of Memphis to adopt reasonable regulations to reduce costs to the city and its residents, protect citizens who may purchase cats or dogs from a pet store, help prevent inhumane breeding conditions, promote community awareness of animal welfare, and foster a more humane environment in the City of Memphis.

NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEMPHIS, TENNESSEE that Chapter 5 "Animals and Fowl" also referenced as Sec 8-16 titled "Dogs and Cats" is hereby amended as follows:

Article V "RETAIL SALE OF DOGS AND CATS AT PET STORES"

SECTION 1. DEFINITIONS

For the purpose of this section, the following shall be defined as

Animal care facility means an animal control center or animal shelter, maintained by or under contract with any state, county, or municipality, whose mission and practice is, in whole, or significant part, the rescue and placement of animals in permanent homes or rescue organizations.

Animal rescue organization means any not-for-profit organization which has tax-exempt status under Section 501(c)(3) of the United States Internal Revenue Code, whose mission and practice is, in whole or in significant part, the rescue and placement of animals in permanent homes. This term does not include an entity that is a breeder or broker or one that obtains animals from a breeder or broker for profit or compensation.

Breeder means a person that maintains a dog or cat for the purpose of breeding and selling their offspring.

Broker means a person that transfers a dog or cat from a breeder for resale by another person.

Cat means a member of the species of domestic cat, *Felis catus*.

Dog means a member of the species of domestic dog, *Canis familiaris*.

Offer for sale means to sell, offer for sale or adoption, advertise for the sale of, barter, auction, give away or otherwise dispose of a dog or cat.

Pet store means a retail establishment where dogs or cats are sold, exchanged, bartered, or offered for sale as pet animals to the general public at retail. Such definition shall not include animal care facility, animal rescue organization, or breeder, as defined.

SECTION 2. RESTRICTIONS ON THE SALE OF DOGS AND CATS

No pet store shall sell, deliver, offer for sale, barter, auction, give away, or otherwise transfer or dispose of cats or dogs. Nothing in this section shall prohibit pet stores from collaborating with animal care facilities or animal rescue organizations to offer space for such entities to showcase adoptable dogs or cats provided the pet store shall not have any ownership interest in the animals offered for adoption and shall not receive a fee for providing space for the adoption of any of these animals.

SECTION 3. PENALTY.

A pet store that violates this section shall be subject to a civil penalty of \$50.00, and each dog or cat offered for sale in violation of this section shall constitute a separate violation.

SECTION 4. BE IT FURTHER ORDAINED, that the provisions of this Ordinance are hereby severable. If any of these sections, provisions, sentences, clauses, phrases, or parts is held unconstitutional or void, the remainder of this Ordinance shall continue in full force and effect.

SECTION 5. BE IT FURTHER ORDAINED, that this Ordinance shall take effect from and after the date, it shall have been passed by the Council, signed by the Chairperson of the Council, certified and delivered to the Office of the Mayor in writing by the Comptroller and become effective as otherwise provided by law.

Sponsors
Worth Morgan
Jeff Warren
City Administration

Chairman
Frank Colvett



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

Request to transfer \$6,217,095 from Contract Construction to Architecture and Engineering in Design – St Coverline , project number ST02001. This project includes all Council Districts and all Council Super Districts.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

This project was initiated by the Public Works Division and is being administered by the Engineering Division.

3. State whether this is a change to an existing ordinance or resolution, if applicable.

N/A

4. State whether this requires a new contract, or amends an existing contract, if applicable.

N/A

5. State whether this requires an expenditure of funds/requires a budget amendment.

This requires a budget amendment.

6. If applicable, please list the MWBE goal and any additional information needed.

N/A



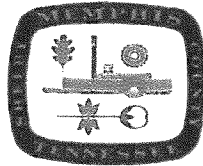
RESOLUTION

This is a resolution to transfer an allocation in the amount of \$6,217,095 from Contract Construction to Architecture & Engineering in Design – ST Coverline, Project Number ST02001. This project includes all Council Districts and all Council Super Districts.

WHEREAS, the Council of the City of Memphis approved Design-ST Coverline, project number ST02001 as part of the Public Works Fiscal Year 2021 Capital Improvement Budget; and

WHEREAS, it is necessary to amend FY2021 funding source in Design – ST Coverline, project number ST02001 by transfer of a contract construction allocation in the amount of \$6,217,095 to Architecture & Engineering funded by Storm Water Capital Pay-Go for additional design work on various Storm Water Projects.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the Fiscal Year 2021 Capital Improvement Budget be and is hereby amended by transferring a contract construction allocation in the amount of \$6,217,095 to Architecture & Engineering funded by Storm Water Capital Pay-Go in Design – ST Coverline, project ST02001 for additional design work on various Storm Water Projects.



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

A Resolution approving the sale of a City owned parcel known as 0 Orr Street, Memphis, Shelby, Tennessee 38108, Parcel # 043038 00013.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

General Service for the Division of Housing and Community Development.

3. State whether this is a change to an existing ordinance or resolution, if applicable.

N/A

4. State whether this will impact specific council districts or super districts.

District 7 and Super District 8

5. State whether this requires a new contract, or amends an existing contract, if applicable.

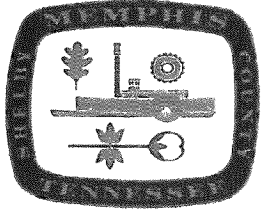
N/A

6. State whether this requires an expenditure of funds/requires a budget amendment

N/A

7. If applicable, please list the MWBE goal and any additional information needed

N/A



A Resolution approving the sale of a city owned parcel known as 0 Orr Street, Memphis, TN 38108, Parcel ID# 043038 00013

WHEREAS, the City of Memphis owns a parcel known as 0 Orr Street, Memphis, TN 38108 ("The Parcel") and is further identified by Shelby County Tax Assessor as Parcel # 043038 00013 containing 0.071 acres, more or less; and

WHEREAS, the sale of the subject Parcel will increase Funds for the Division of Housing and Community Development, generate tax revenue, and eliminate blight and maintenance cost for the City of Memphis; and

WHEREAS, Jacqueline Abram, submitted an offer of One Thousand One Hundred Dollars (\$1,100.00) and submitted an earnest money deposit of ten percent equaling \$110.00; and

WHEREAS, is it deemed to be in the best interest of the citizens of the City of Memphis and County of Shelby that said sale be accepted subject to City Ordinance 5637, Amendment to Section 2-291(A) of the City's Code of Ordinance.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Memphis that the offer made by Jacqueline Abram, on the above described parcel is hereby accepted subject to the City Ordinance 5637, Amendment to Chapter 2, Article V, Division 2, Section 1, Section 2-291(A)1 which states in part, "properties receiving an initial bid offer of twenty thousand dollars (\$20,000) or less shall be submitted for approval to the City Council for the first reading, which is final."

BE IT FURTHER RESOLVED, that subject to the Ordinance, the City of Memphis Real Estate Department shall prepare and arrange for the execution of the quit claim deed, and any other documents incidental to the completion of the transfer, and the Mayor of the City of Memphis is hereby authorized to execute said deeds or any other documents necessary to complete the sale and conveyance.

ORDINANCE NO. _____

**ORDINANCE RELATIVE TO EXERCISE BY THE CITY OF ITS LAWFUL
AUTHORITY TO REGULATE AND/OR APPROVE THE ENTRY UPON OR USE BY
ANY CORPORATION OF THE STREETS, ALLEYS, SQUARES, HIGHWAYS OR
OTHER PROPERTIES WITHIN THE CORPORATE LIMITS FOR LAYING
PIPELINES AND CONDUCTORS, OR OTHERWISE IN ORDER TO PROTECT THE
MEMPHIS SANDS AQUIFER**

WHEREAS, the City of Memphis relies on the groundwater of the Memphis Sand Aquifer for its drinking water supply.

WHEREAS, despite the importance of ensuring that Memphis's drinking water resources remain plentiful and uncontaminated, the existing system of federal, state, and local review for many development projects does not adequately consider risks to groundwater in many situations.

WHEREAS, the Memphis City Council has determined a need to exercise its lawful authority to regulate and/or approve the entry upon or use by any corporation of the streets, alleys, squares, highways or other properties within the corporate limits for laying pipelines and conductors, or otherwise in order to protect the Memphis Sands Aquifer

NOW THEREFORE BE IT RESOLVED absent approval by the Memphis City Council no corporation or entity shall enter upon or use any of the streets, alleys, squares, highways or other properties within the corporate limits for laying pipelines and conductors, or otherwise.

The provisions of this Ordinance are hereby severable. If any of these sections, provisions, sentences, clauses, phrases, or parts are held unconstitutional or void, the remainder of this Ordinance shall continue in full force and effect.

This Ordinance shall take effect from and after the date it shall have been passed by the Council, signed by the Chairman of the Council, certified and delivered to the Office of Mayor in writing by the comptroller and become effective as otherwise provided by law.

SPONSORS:

Council Member Dr. Jeff Warren
Council Member Edmund Ford, Sr.

CHAIRMAN

Frank Colvett, Jr.



March 8, 2021

The Honorable Chase Carlisle, Chairman
Personnel, Government Affairs, and Annexation Committee
City Hall - Room 514
Memphis, TN 38103

Dear Chairman Carlisle:

Subject to Council approval, I hereby recommend that:

Brittany Pace

be appointed to the Memphis Animals Shelter Advisory Board with a term expiring July 30, 2022.

I have attached biographical information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim Strickland", written over a circular stamp or seal.

Jim Strickland
Mayor

JSS/sss

Cc: Council Members



March 8, 2021

The Honorable Chase Carlisle, Chairman
Personnel, Government Affairs, and Annexation Committee
City Hall - Room 514
Memphis, TN 38103

Dear Chairman Carlisle:

Subject to Council approval, I hereby recommend that:

London Shavers

be appointed to the Memphis Animals Shelter Advisory Board with a term expiring July 30, 2022.

I have attached biographical information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim Strickland", written over a circular blue stamp.

Jim Strickland
Mayor

JSS/sss

Cc: Council Members



March 8, 2021

The Honorable Chase Carlisle, Chairman
Personnel, Government Affairs, and Annexation Committee
City Hall - Room 514
Memphis, TN 38103

Dear Chairman Carlisle:

Subject to Council approval, I hereby recommend that:

Damon Williams

be appointed to the Memphis Animals Shelter Advisory Board with a term expiring July 30, 2022.

I have attached biographical information.

Sincerely,

A handwritten signature in blue ink that reads "Jim Strickland".

Jim Strickland
Mayor

JSS/sss

Cc: Council Members



March 8, 2021

The Honorable Chase Carlisle, Chairman
Personnel, Government Affairs, and Annexation Committee
City Hall - Room 514
Memphis, TN 38103

Dear Chairman Carlisle:

Subject to Council approval, I hereby recommend that:

Renee Poe

be reappointed to the Memphis Alcohol Commission with a term expiring August 31, 2024.

I have attached biographical information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim Strickland", written over a circular stamp or seal.

Jim Strickland
Mayor

JSS/sss

Cc: Council Members

RESOLUTION OPPOSING HOUSE BILL 1280/SENATE BILL 1342 OF THE 112TH SESSION OF THE GENERAL ASSEMBLY

WHEREAS, House Bill 1280/Senate Bill 1342, sponsored by State Representative Tom Leatherwood of Arlington, Tennessee, is currently pending in the state legislature and requires that elections in Shelby and Davidson counties for judicial offices and offices elected in countywide elections and for the legislative bodies be nonpartisan; and

WHEREAS, House Bill 1280/Senate Bill 1353, if adopted as currently written, would significantly change the countywide election process for electing the county legislative body, county mayor, judges, county sheriff, district attorney general, and other countywide elected offices elected in Shelby County, Davidson County, or any other county in Tennessee with a population greater than 500,000, by mandating nonpartisan races for such elected offices; and

WHEREAS, the presence of clearly labeled party affiliations of candidates in countywide elections helps citizens to identify the candidates with whom they most closely share ideals with in order to make an informed decision in the voting process; and

WHEREAS, the absence of party labels such as Democrat, Republican, and other such party affiliations is in direct contrast to the tradition of countywide elections with candidates identified with such labels; and

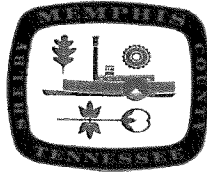
WHEREAS, House Bill 1280/Senate Bill 1342 only applies to Shelby and Davidson counties at the current time, which is a clear example of the state legislature attempting to take away the ability of the state's two largest local governments to make decisions in the best interests of its citizens in regard to the electoral process.

THEREFORE, BE IT RESOLVED that the Memphis City Council does hereby oppose House Bill 1280/Senate Bill 1342 of the 112th Session of the General Assembly; and

BE IT FURTHER RESOLVED that the Memphis City Council joins the Shelby County Board of Commissioners and Davidson County, Tennessee in condemning House Bill 1280/Senate Bill 1342.

Sponsor:
JB Smiley, Jr.

THIS DOCUMENT WAS NOT COMPLETED BY THE TIME OF PRINTING



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

Resolution adopting certain amendments to the Memphis 3.0 Comprehensive Plan

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

Division of Planning and Development

3. State whether this is a change to an existing ordinance or resolution, if applicable.

Updates the Memphis 3.0 Comprehensive Plan, previously adopted by ordinance.

4. State whether this will impact specific council districts or super districts.

All districts

5. State whether this requires a new contract, or amends an existing contract, if applicable.

N/A

6. State whether this requires an expenditure of funds/requires a budget amendment

N/A

7. If applicable, please list the MWBE goal and any additional information needed

N/A



A RESOLUTION ADOPTING CERTAIN AMENDMENTS TO THE MEMPHIS 3.0 COMPREHENSIVE PLAN.

WHEREAS, on December 3, 2019, the City Council of the City of Memphis adopted the *Memphis 3.0 Comprehensive Plan* (the “Plan”) as the first general plan of the city since 1981; and

WHEREAS, During the period of time since, the Memphis and Shelby County Division of Planning and Development has received broad public input from residents of Memphis with regard to the Plan; and

WHEREAS, on January 15, 2021, the Division of Planning and Development held a public meeting to garner public input from residents of Memphis specifically with regard to amendments it drafted based as a result of public input and its administration of the Plan; and

WHEREAS, Pursuant to Tennessee Code Annotated Sec. 13-4-202(b)(1)(A), these amendments to the Plan were reviewed and adopted by the Memphis and Shelby County Land Use Control Board during its regular meeting on February 11, 2021 (see resolution attached hereto as “Exhibit A”); and

WHEREAS, Pursuant to Tennessee Code Annotated Sec. 13-4-202(b), the Land Use Control Board approved a resolution during its regular meeting on February 11, 2021, recommending that the City Council adopt the amendments it reviewed and adopted (see resolution attached hereto as “Exhibit B”); and

WHEREAS, Pursuant to the ordinance adopted by the City Council approving the Plan on December 3, 2019, amendments to the Plan may be adopted by the Council through resolution; and

WHEREAS, the City Council finds that the amendments as presented by the Division of Planning and Development and approved by the Land Use Control Board are necessary to the continued efficacy of the Plan; and

WHEREAS, copies of the Plan have been placed in the Office of Council Records of the Memphis City Council for public review.

NOW, THEREFORE BE IT ORDAINED BY CITY COUNCIL OF THE CITY OF MEMPHIS, TENNESSEE, That the City Council does hereby adopt the amendments to the *Memphis 3.0 Comprehensive Plan*, attached hereto as Exhibit C.

EXHIBIT A

Resolution of the Land Use Control Board adopting certain amendments to the Memphis 3.0 Comprehensive Plan (see next page)

**RESOLUTION OF THE
MEMPHIS AND SHELBY COUNTY
LAND USE CONTROL BOARD
ADOPTING CERTAIN AMENDMENTS TO THE
MEMPHIS 3.0 COMPREHENSIVE PLAN**

WHEREAS, Tennessee Code Annotated (“TCA”) Section 13-4-201 states that it is the function and duty of a municipal planning commission to make and adopt an official general plan for the physical development of the municipality; and

WHEREAS, the Memphis and Shelby County Land Use Control Board serves as the planning commission for both the City of Memphis and unincorporated Shelby County; and

WHEREAS, during its regular meeting on February 14, 2019, the Land Use Control Board reviewed and approved the Memphis 3.0 Comprehensive Plan as the official general plan for the physical development of the City of Memphis; and

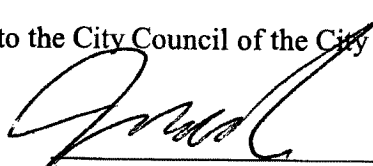
WHEREAS, during its regular meeting on December 3, 2019, the City Council of the City of Memphis reviewed, amended and approved the Memphis 3.0 Plan; and

WHEREAS, during its regular meeting on January 9, 2020, the Land Use Control Board ratified the amended version of the Memphis 3.0 Plan approved by the City Council; and

WHEREAS, TCA Section 13-4-202(b)(1)(A) allows the municipal planning commission to initiate amendments to the general plan, provided it transmits its action to the legislative body of the municipality.

NOW, THEREFORE, BE IT RESOLVED, the Land Use Control Board does hereby adopt the amendments to the Memphis 3.0 Plan presented by the Division of Planning and Development and transmit same to the City Council of the City of Memphis.

Authentisign
Mary Sharp
2/11/2021 12:56:54 PM CST
Mary Sharp, Chair


Josh Whitehead, Secretary

Feb 11, 2021
Date

EXHIBIT B

Resolution of the Land Use Control Board recommending that the Memphis City Council adopt certain amendments to the Memphis 3.0 Comprehensive Plan (see next page)

**RESOLUTION OF THE
MEMPHIS AND SHELBY COUNTY
LAND USE CONTROL BOARD
RECOMMENDING THAT THE
MEMPHIS CITY COUNCIL
ADOPT CERTAIN AMENDMENTS
TO THE MEMPHIS 3.0
COMPREHENSIVE PLAN**

WHEREAS, Tennessee Code Annotated (“TCA”) Section 13-4-201 states that it is the function and duty of a municipal planning commission to make and adopt an official general plan for the physical development of the municipality; and

WHEREAS, the Memphis and Shelby County Land Use Control Board serves, in part, as the planning commission for the City of Memphis; and

WHEREAS, during its regular meeting on February 14, 2019, the Land Use Control Board reviewed and approved the Memphis 3.0 Comprehensive Plan as the official general plan for the physical development of the City of Memphis; and

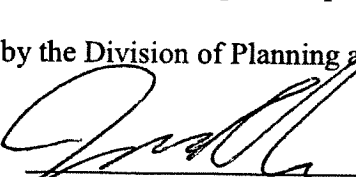
WHEREAS, during its regular meeting on December 3, 2019, the City Council of the City of Memphis reviewed, amended and approved the Memphis 3.0 Plan; and

WHEREAS, during its regular meeting on January 9, 2020, the Land Use Control Board ratified the amended version of the Memphis 3.0 Plan approved by the City Council; and

WHEREAS, TCA Section 13-4-202(b) allows the municipal planning commission to, by resolution, request that the municipal legislative body consider and adopt amendments to an officially adopted official general plan.

NOW, THEREFORE, BE IT RESOLVED, the Land Use Control Board does hereby recommend that the City Council of the City of Memphis adopt, by resolution, the amendments to the Memphis 3.0 Plan presented by the Division of Planning and Development

Authentisign
Mary Sharp
2/11/2021 12:56:06 PM CST
Mary Sharp, Chair


Josh Whitehead, Secretary

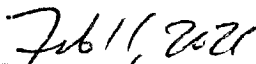

Date

EXHIBIT C

See Memphis 3.0 Comprehensive Plan under separate cover



**MEMPHIS AND
SHELBY COUNTY** **DIVISION OF PLANNING
AND DEVELOPMENT**

Ashley Cash
Administrator
Comprehensive Planning
125 N Main St, Ste 468
ashley.cash@memphistn.gov

December 2, 2020

Mr. Josh Whitehead, Zoning Administrator
Land Use Development Services
125 N Main St, Ste 468
Memphis, TN 38103

RE: Resolution to Amend Memphis 3.0 Comprehensive Plan

Mr. Whitehead,
Please accept this letter as the application to amend the Memphis 3.0 Comprehensive Plan. We are requesting this item be placed on the February 11, 2021 Land Use Control Board agenda.

The following categories are being updated as a part of the 2020 amendment: 1) General Clean-up, 2) Map Changes, 3) Definition Changes, 4) Appendices Updates 5) Other Changes. All inserted text is underlined in the Memphis 3.0 Plan document, removed text appears as ~~striethrough text~~. Please see attachment for revised plan pages and supporting documents.

Plan Clean-Up

The plan amendment includes minor edits that correct errors in the document.

Item 1	Anchor labels have been updated to reflect the correct location on the Memphis 3.0 Anchors Maps. The attached table shows the specific changes. [Pages 56-57 in Comprehensive Plan.]
Item 2	Anchor Neighborhood- Urban (AN-U) zoning notes have been updated to include the Central Business (<u>CBD</u>) zoning district as many of the places where AN-U is applied on the Future Land Use Planning map is within the Central Business zoning district (CBD). AN-U supports characteristics of the CBD which include walkable areas, mixed use, block-scale buildings, attached and detached buildings, and buildings up to 8 stories in height. [Page 84 in the Comprehensive Plan.]
Item 3	Public & Quasi-Public Buildings & Uses zoning notes have been updated to include the Central Business (<u>CBD</u>) zoning district as civic buildings, schools, religious institutions, and community facilities are allowed uses in the CBD and contribute to anchors. [Page 108 in the Comprehensive Plan.]

Future Land Use Planning Map Changes

The Future Land Use Planning Map has been modified and maps have been updated for the 14 planning districts.

Item 4	<p>Future land use categories have been changed for 242 parcels due to recommendations from Small Area Plans or based on feedback from City Council and Land Use Control Board on like areas/cases. In cases where changes were made based on approved planned developments, staff reviewed the development, the 2019 future land use and surrounding character and have recommended changes.</p> <p>2,028 parcels were removed from the Future Land Use Planning Map because they are not within the City of Memphis or are being deannexed.</p> <p>[Pages 121, 252, 264, 276, 286, 294, 306, 320, 332, 342, 352, 362, 374, 386, and 396 in the Comprehensive Plan.]</p>
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Definition Changes

Definitions have been updated to improve consistency analysis provided to City Council and Land Use Control Board. Definitions were added to clarify the meaning of service uses and institutional uses when referenced in the Low Intensity Commercial & Services (CSL) and High Intensity Commercial & Services (CSH) land use categories. Descriptions were also added to the Public & Quasi Public Buildings & Uses categories.

Item 5	<p>Service uses imply an exchange of goods or services and may include commercial and other service uses. The following text has been added to the description of Low Intensity Commercial Services (CSL): <u>'These areas may include neighborhood supporting commercial uses such as retail sales and services, offices, restaurants, and small-scale recreation.'</u> [Page 102 in the Comprehensive Plan.]</p>
Item 6	<p>The following text has been added to the description of High Intensity Commercial & Services (CSH): <u>'These areas may include commercial uses that serve a larger trade area; this may include large-scale retail, self-storage, vehicle sales, leasing and repair, water-oriented services, funeral services, lodging, and indoor recreation.'</u> These insertions are consistent with services uses identified in the Comprehensive Plan and the Unified Development Code. [Page 104 in the Comprehensive Plan.]</p>
Item 7	<p>Institutional uses exist to provide charitable, social, educational, or similar services of non-profit character to the public. These may include a church, school, community center, philanthropic institution. Social service institutions, institutions providing treatment related to health/mental health or social service programs, are more appropriate in the CSL and CSH land use categories. The following text has been added to the CSL and CSH land use descriptions: <u>May include social service institutions.</u> [Pages 102 and 104 in the Comprehensive Plan.]</p>
Item 8	<p>The Public & Quasi Public Buildings & Uses (PQP) introduction text has been updated to address challenges in supporting future growth and consistency with the comprehensive plan. The land use category is applied on the map adjacent to community anchors (and</p>

	<p>other areas across the City); the original description may not support development in anchor areas.</p> <p>As originally written, the PQP category does not support redevelopment that incorporates public space or other civic buildings with other uses. Additional text has been added to this category to provide flexibility that supports institutional uses and redevelopment consistent with neighborhood character and future growth.</p> <p>The introduction (PQP) has been updated to include the text '<u>Public and/or recreational buildings and spaces may be temporary uses.</u>' The description has been updated to include '<u>plazas and other gathering spaces.</u>' The form and location characteristics have been updated to include '<u>Redevelopment where PQP is applied on the Future Land Use Map should consider initially development consistent with the surrounding land use type.</u>' [Page 108 in the Comprehensive Plan.]</p>
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Appendices Changes

Includes updates and insertions to the list of Appendices in the plan.

Item 9	The title of the Special Appendix: Transit Vision Report has been updated to Appendix A due to the inclusion of additional appendices in the plan document. [Pages 9 and A-1 in the Comprehensive Plan.]
Item 10	<p>Appendix B has been added to the Comprehensive Plan to adopt the completed Small Area Plans. It includes the Small Area Plans completed by Comprehensive Planning in 2019 and 2020 – Raleigh Small Area Plan and the Whitehaven Small Area Plan. [Pages 9 and B-1 in the Comprehensive Plan.]</p> <p>Small Area Plans can be accessed here: Raleigh – https://bit.ly/raleightowncenterplan Whitehaven - https://bit.ly/whitehavenplan</p> <p>Note that Small Area Plans are advisory and shall not be considered adopted for the purposes of consistency until recommendations from a Small Area Plan, if any, are adopted into Parts 2 or 3 of the Comprehensive Plan.</p>
Item 11	<p>Appendix C has been added to the Comprehensive Plan to adopt plans that provide recommendations to systems within the City of Memphis. It includes two plans completed in 2019 and 2020, the Complete Streets Plan Update and the Memphis Area Climate Action Plan. [Pages 9 and C-2 in the Comprehensive Plan.]</p> <p>Systems plans can be accessed here: Complete Streets Plan - https://bit.ly/CompleteStreetsUpdate Climate Action Plan - https://bit.ly/memclimateactionplan</p>

Other Changes

Includes any other changes in the proposed amendment.

Item 12	The legal basis has been updated to acknowledge the inclusion of the Appendices. The following text has been added ' <u>Planning documents adopted into the appendices of the Comprehensive Plan are advisory only and not subject to consistency review.</u> ' [Page 12 in the Comprehensive Plan.]
Item 13	<p>The Division of Planning & Development worked with a small committee of stakeholders to develop the Small Area Plan Guide. The guide provides additional detail on the Small Area Planning process and outcomes. A reference to the Small Area Planning guide has been included on page 160 which reads 'In 2020, the Division of Planning & Development worked with a small committee of stakeholders made up of other government representatives, funders, community organizations, architects, and sustainability advocates to develop the Small Area Planning guide. The guide can be found on https://www.memphis3point0.com/ (the Small Area Plan guide is in final production and will be added to the website as soon as it is available.)</p> <p>Small Area Plans are advisory and shall not be considered adopted for the purposes of consistency until recommendations from a Small Area Plan, if any, are adopted into Parts 2 or 3 of the Comprehensive Plan.' [Page 161 in the Comprehensive Plan.]</p>

Public comment for these changes opens at 5:00 pm (CST) on December 2, 2020. Individuals or agencies are encouraged to call 901-636-6601 or email info@memphis3point0.com with any comments on the proposed changes.

Please advise if you need any additional information.

Sincerely,



Ashley Cash

FRAYSER

- 01 Northgate Center
- 02 Dellwood & Steele
- 03 Delano & Watkins
- 04 Corning & Watkins
- 05 Frayser & Watkins
- 06 Frayser Plaza
- 07 Whitney & Overton Crossing
- 08 Frayser Village
- 09 Frayser Gateway

NORTH

- 10 Harbor Town
- 11 Chelsea & Thomas
- 12 Chelsea & Ayers
- 13 Firestone & Breedlove
- 14 Brown & Watkins
- 15 Jackson & Hastings
- 16 Springdale & Brown
- 17 Chelsea & Hollywood
- 18 Douglass Park

CORE

- 19 Pinch District
- 20 Poplar Area
- 21 Downtown
- 22 Madison Area
- 23 Mississippi & Georgia
- 24 Memphis Medical District
- 25 Jackson & Evergreen
- 26 Crosstown
- 27 Poplar & Cleveland
- 28 Cleveland & Madison
- 29 Methodist University Medical Center
- 30 Netherwood & Willett
- 31 Lamar & McLean
- 32 Overton Square
- 33 Cooper Area
- 34 Central & Early Maxwell/ Fairgrounds

SOUTH

- 35 Third & Crump
- 36 Mississippi & Walker
- 37 Third & Belz/ Mallory Heights
- 38 Lauderdale & Mallory
- 39 Lauderdale & Rosewood
- 40 Neptune & Walker
- 41 Soulsville
- 42 Kerr & Gaither
- 43 Elvis Presley & Alcy
- 44 South & Alcy Ball

WESTWOOD

- 45 Ford & King
- 46 Third & Fairway/Levi Library
- 47 Third & Ford/Raines
- 48 Third & Weaver

WHITEHAVEN

- 49 Southwest TN Community College
- 50 Elvis Presley & Shelby Dr
- 51 Elvis Presley & Raines

RALEIGH

- 52 Raleigh Egypt
- 53 New Covington & Austin Peay
- 54 James Road/Old Raleigh
- 55 Austin Peay & Yale

JACKSON

- 56 Graham & Chelsea
- 57 Wells Station & Reed
- 58 Wells Station & Grey
- 59 Macon & Berclair
- 60 Janice & Berclair
- 61 Macon & Wells Station
- 62 Macon & Victor
- 63 Macon & Homer
- 64 Given & Isabelle
- 65 Summer & National
- 66 Summer & Graham

UNIVERSITY

- 67 Broad Avenue
- 68 Lester
- 69 Tillman & McAdoo
- 70 Oak Court
- 71 Colonial Village
- 72 Dunn & Cherry
- 73 University of Memphis Park Avenue Campus
- 74 Park & Getwell
- 75 University of Memphis
- 76 Highland Street
- 77 Binghampton Gateway
- 78 Highpoint Area
- 79 Summer & Graham
- 80 Poplar & Highland

LAMAR

- 81 Orange Mound
- 82 Brentwood Park
- 83 Park & Getwell
- 84 Getwell & Sharpe
- 85 Sherwood
- 86 Lamar & Kimball
- 87 Lamar & Airways

OAKHAVEN & PARKWAY VILLAGE

- 88 Winchester & Tchulahoma
- 89 Shelby & Tchulahoma
- 90 Perkins & Knight Arnold
- 91 Mendenhall & Knight Arnold
- 92 Mendenhall & Winchester

CORDOVA

- 93 Old Cordova
- 94 Trinity & Germantown Parkway/ Fischer Steel
- 95 Dexter & Germantown Parkway

- 96 Mullins Station & Whitten Road

EAST

- 97 Poplar & Truse
- 98 Park & Mt Moriah
- 99 Sea Isle
- 100 White Station & Quince
- 101 Poplar & Ridgeway
- 102 Ridgeway & Quince
- 103 Walnut Grove & Brierview/Baptist Memorial
- 104 St. Francis

SOUTHEAST

- 105 Kirby & Raines
- 106 Winchester & Ridgeway
- 107 Kirby & Winchester

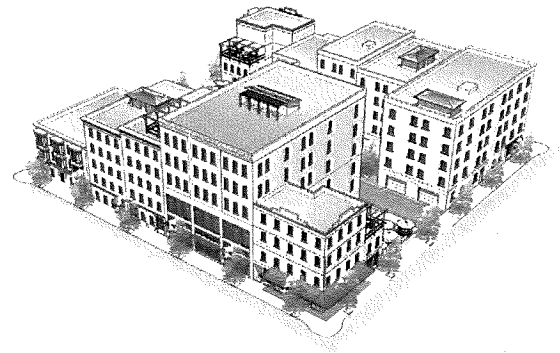
Change in list, page 57	Change in map, pg 56	Note
Moved 26 to 19; move Jackson & Evergreen from core district to North district.	updated the map	In district anchors map, Jackson and Evergreen is included in North district
Added Jackson & Watkins to the list at number 15	updated the map	Jackson & Watkins was missing in list, which is present in district (North) anchor page.
Added St Jude in Core district anchor list	updated the map accordingly	St Jude was missing in the list
Changed the name "Poplar Area" to "Poplar & Danny Thomas"	updated the map	Name "Poplar Area" is not in the district anchors map, rather it's Poplar & Danny Thomas
Added South Main to the list which was missing	updated the map accordingly	
Changed the name "Madison Area" to "Madison & Danny Thomas"	updated the map accordingly	Name "Madison Area" is not in the district anchors map, rather it's Madison & Danny Thomas
Added Lauderdale & Vance to the list which was missing	updated the map accordingly	missing
Added The Edge to the list	updated the map accordingly	missing
Added Poplar & Alabama to the list	updated the map accordingly	missing
Added Ayers & JW Williams to the list	updated the map accordingly	missing
Added Third & Raines to the list	updated the map accordingly	missing
Changed the name "Elvis Presley & Shelby Dr" to "Southbrook/Southland"	updated the map accordingly	Name "Elvis Presley & Shelby Dr" is not in the district anchors map, rather it's Southbrook/Southland
Changed the name "Elvis Presley & Raines" to "Whitehaven Plaza"	updated the map accordingly	Name "Elvis Presle & Raines" is not in the district anchors map, rather it's Whitehaven Plaza
Changed the name "Austin Peay & Yale" to "Raleigh Springs Mall"	updated the map accordingly	Name "Austin Peay & Yale" is not in the district anchors map, rather it's Raleigh Springs Mall
Deleted Summer & graham from University district as it is in Jackson district	updated the map accordingly	Repetitive "Summer & Graham"
Added Merton & Oxfords to the list	updated the map accordingly	missing
Changed the name "Poplar & Highland" to "Poplar Plaza"	updated the map accordingly	Name "Poplar & Highland" is not in the district anchors map, rather it's Poplar Plaza
Deleted Park & Getwell from Lamar district as it is in University	updated the map accordingly	Repetitive "Park & Getwell"
Deleted Park & Mt Moriah from East District and add Eastgate instead of it	updated the map accordingly	There is no such anchor like " Park & Mt. Moriah" in East district anchor page

LAND USE CATEGORIES

COMMUNITIES

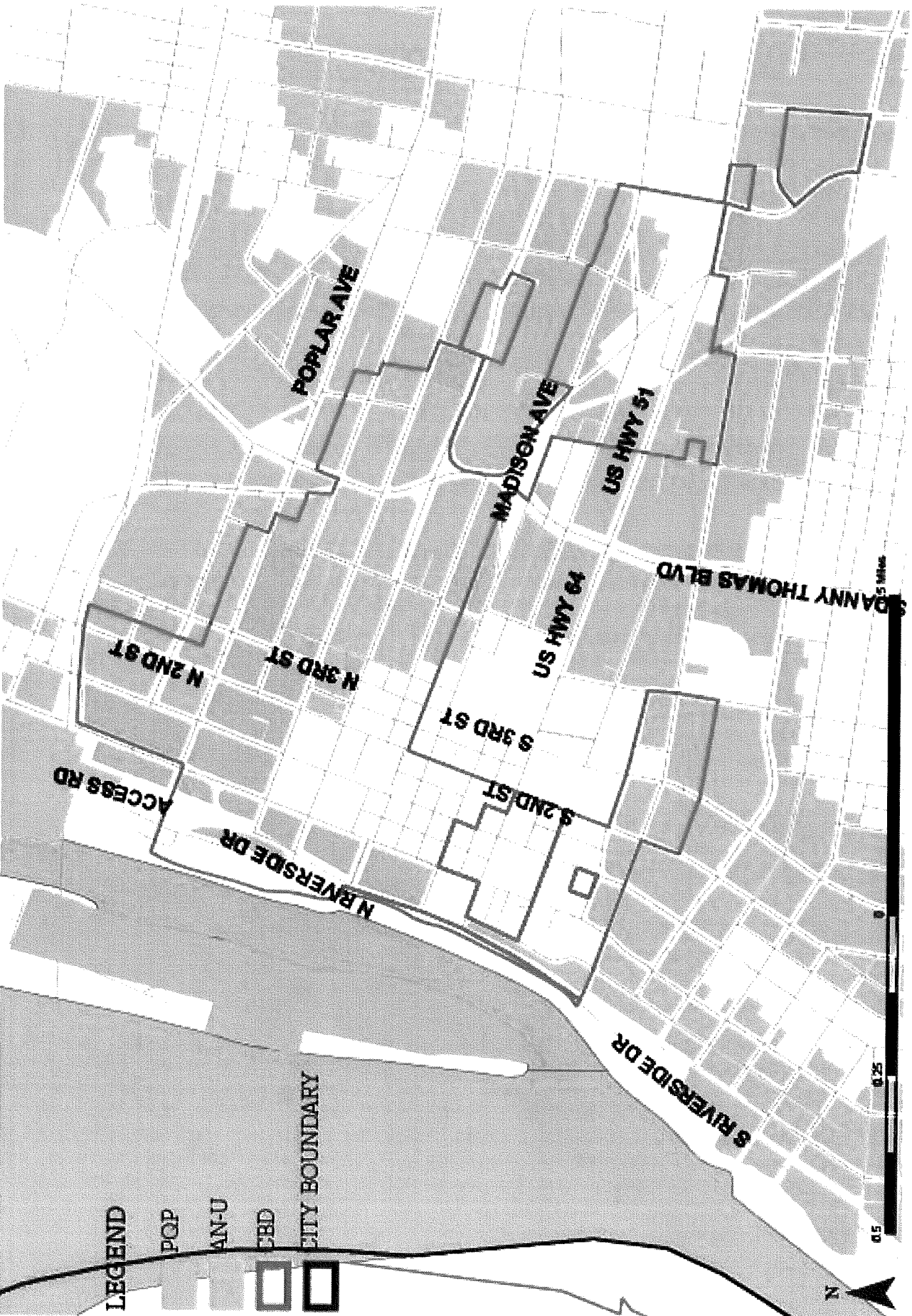
Anchor Neighborhood – Urban
AN-U

Urban Anchor Neighborhoods are destinations for public and private amenities that are within walking distance to a Citywide Anchor. Most buildings are between three and seven stories with an occasional high rise and are a mixture of attached and unattached. The scale of buildings is largely at the block level with some multiplex footprints, making an Anchor Neighborhood - Urban a diverse living and shopping community surrounding a local anchor. Green space may be interspersed to provide community common space.



Description/Intent	Walkable residential and mixed-use districts within a 5-10 minute walk of a Citywide Anchor, consisting of block-scale buildings.
Applicability	Areas around Urban Core/Downtown and Medical Districts and Institutional Campuses with large lots suitable for large block-scale infill and redevelopment.
Goals/Objectives	Support continued reinvestment and intensification of areas within walking distance to urban core and medical and educational anchors to support those anchors.
Performance Metrics	Number of renovated housing units in anchor neighborhoods, number and type of infill housing units in anchor neighborhoods.
Zoning Notes	Generally compatible with the following zone districts: RU-4, RU-5, R-B, CBD in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings within anchor neighborhood areas as appropriate, at the time of a small area plan. Height calibration.
Form and Location Characteristics	NURTURE, SUSTAIN, and ACCELERATE - Buildings attached, semi-detached, and detached Primarily block-scale with some house-scale Residential, commercial, or mix of uses 1-8 stories height (and potential occasional high-rise) Primarily within 1/4 mile of a Citywide Anchor

POP, AN-U FUTURE LAND USE AND THE CBD



LAND USE CATEGORIES

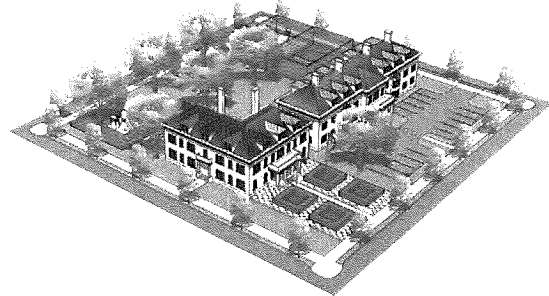
PARKS & CIVIC SPACE



Public & Quasi-Public Buildings & Uses

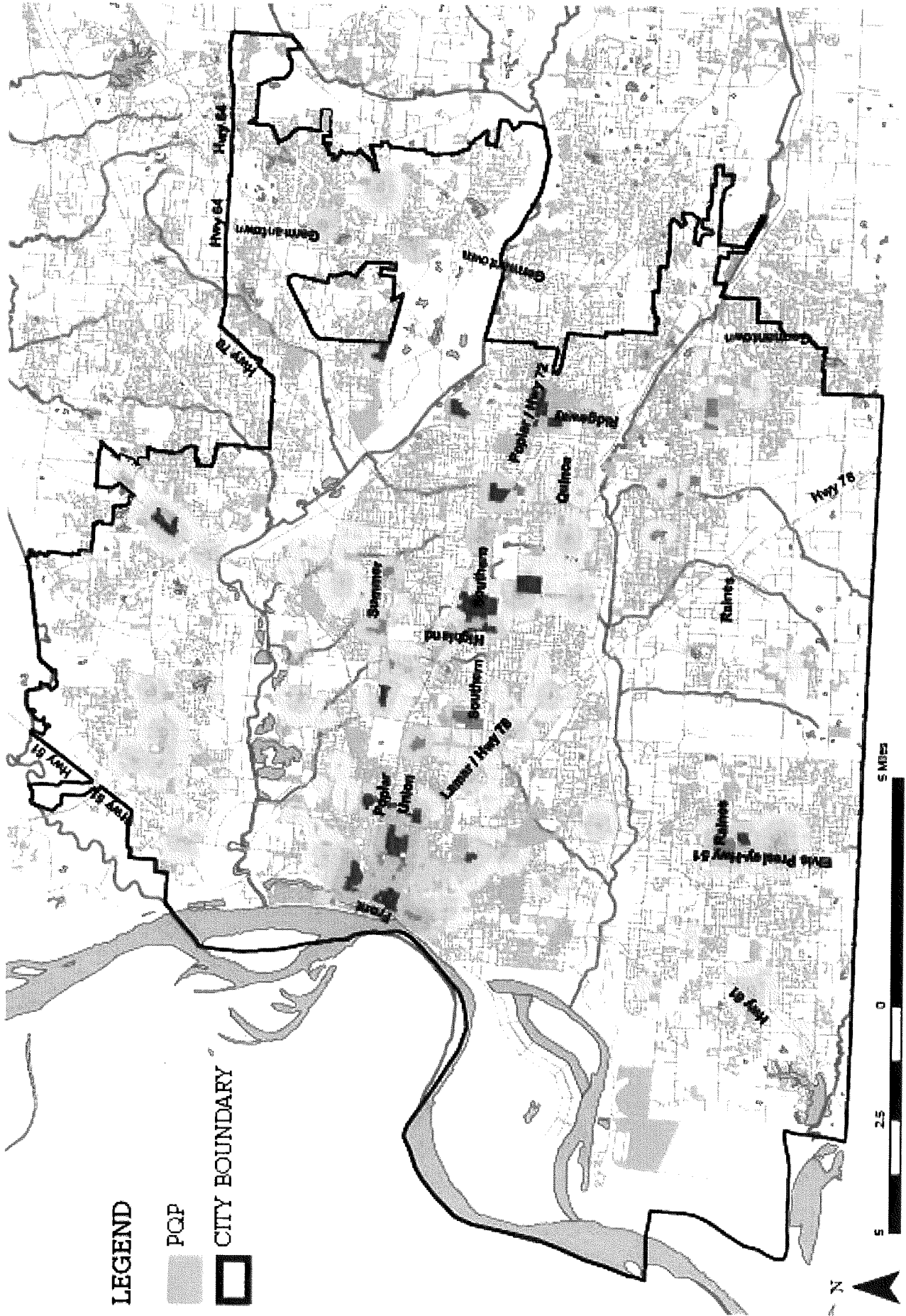
PQP

Public and Quasi-Public Building 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. Public and/or recreational buildings and spaces may be temporary uses.



Description/Intent	Civic buildings, schools, religious institutions, and community facilities, <u>plazas and other gathering spaces</u>
Applicability	Civic buildings, schools, churches, community facilities.
Goals/Objectives	Institutional uses contributing to anchors, anchor neighborhoods, residential communities, contributions to civic space framework
Zoning Notes	Generally compatible with the following zone districts: CIV, CBD (<u>compatible only in the greater downtown area</u>) in accordance with Form and characteristics listed above. Consult zoning map and applicable overlays for current and effective regulations. Changes unlikely; may consider rezonings, as appropriate, at the time of a small area plan.
Form and Location Characteristics	Recreational and institutional uses. <u>Redevelopment where PQP is applied on the Future Land Use Map should consider initially development consistent with the surrounding land use type.</u>

PQP Future Land Use and All 3.0 Anchors



LEGEND

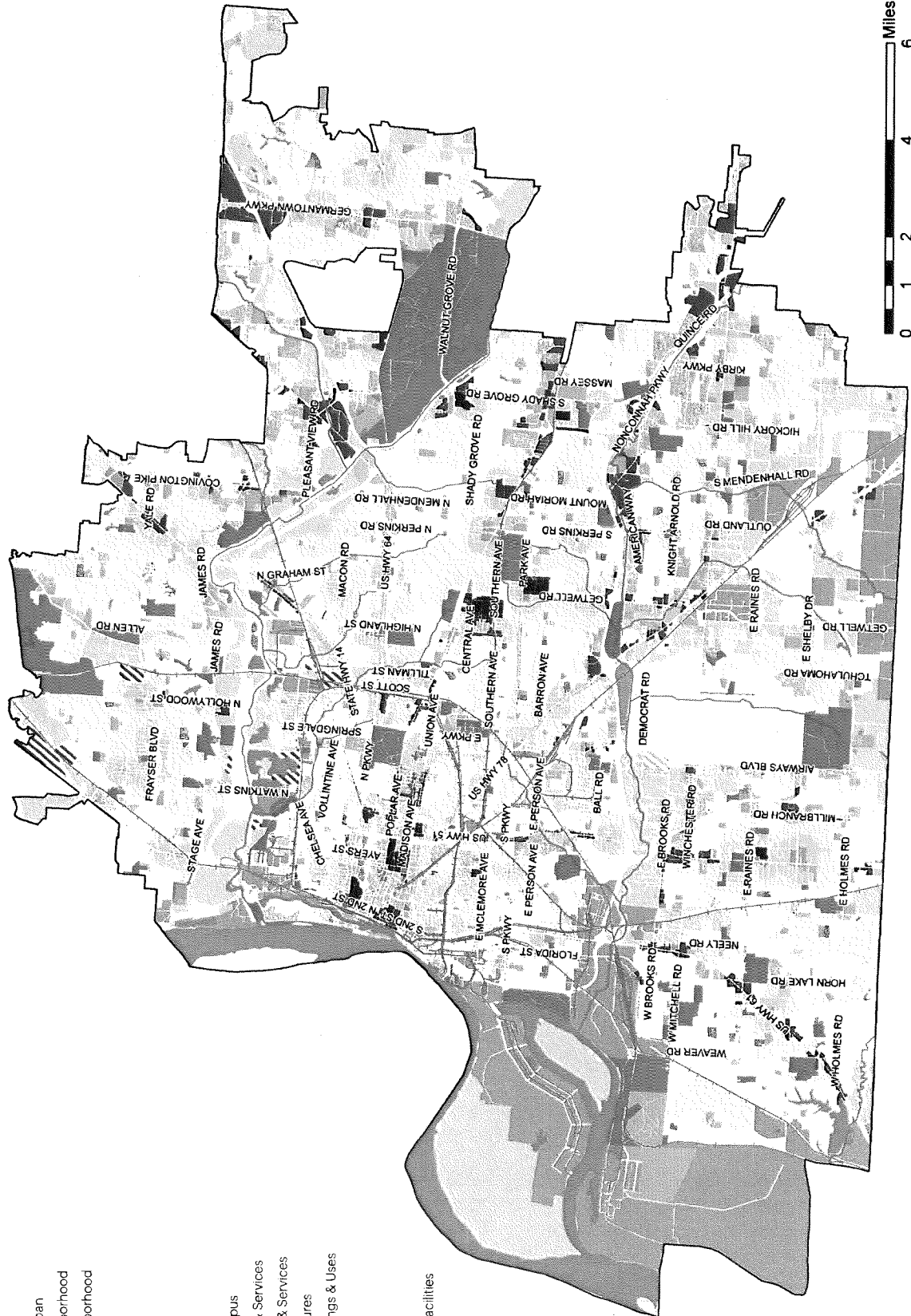
PQP

CITY BOUNDARY

Future Land Use Planning Map

This map shows future land use for all areas of the City of Memphis. To view a larger version of this map, go to <https://www.memphis3point0.com/maps>.

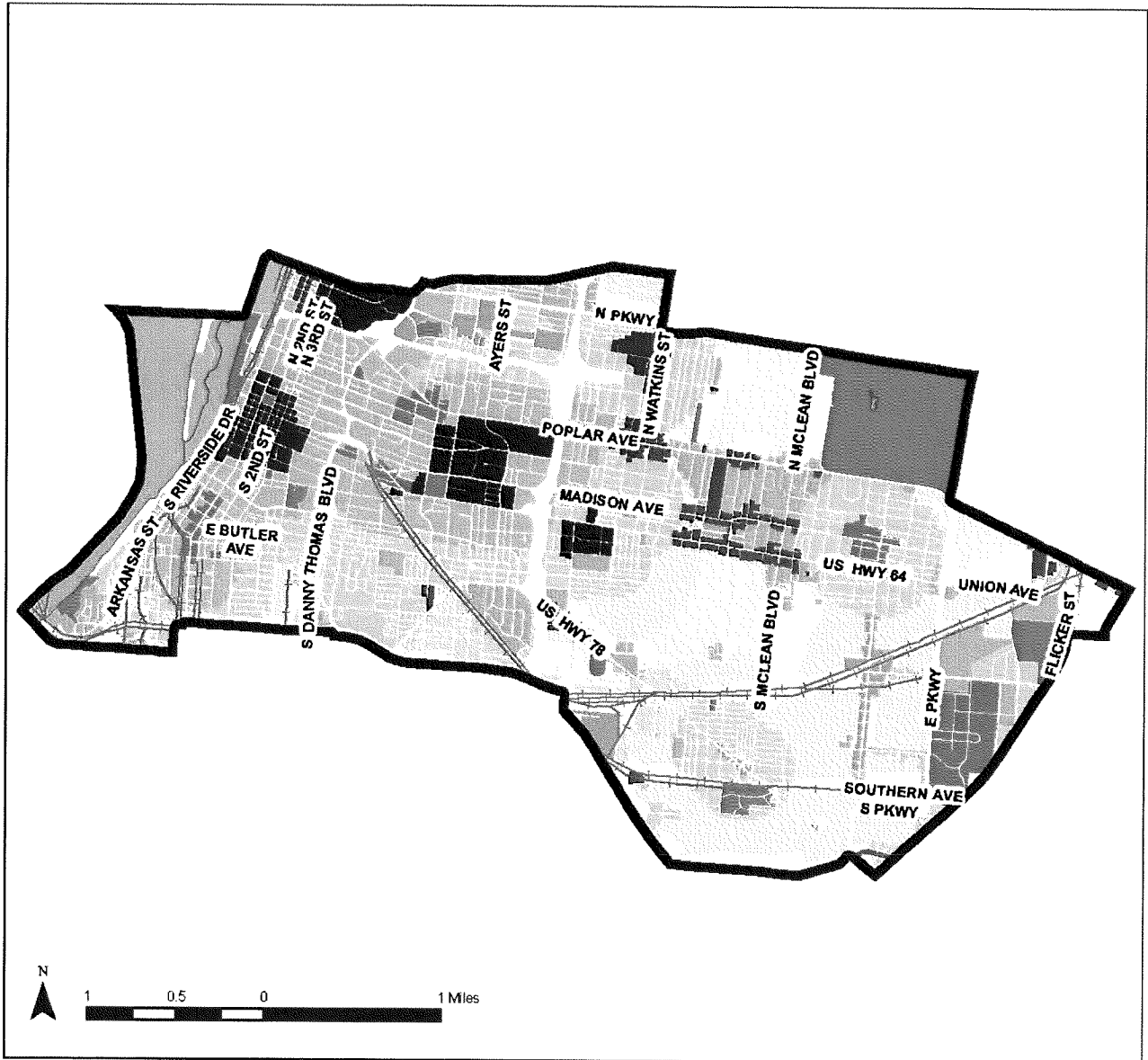
- Anchor Neighborhood - Primarily Single Unit
- Anchor Neighborhood - Mix of Building Types
- Anchor Neighborhood - Urban
- Primarily Single Unit Neighborhood
- Primarily Multifamily Neighborhood
- Neighborhood Crossing
- Neighborhood Main Street
- Urban Main Street
- Urban Center
- Urban Core / Downtown
- Medical & Institutional Campus
- Low Intensity Commercial & Services
- High Intensity Commercial & Services
- Open Space & Natural Features
- Public & Quasi-Public Buildings & Uses
- Parks & Recreation Facilities
- Industrial
- Industrial Flex
- Transportation & Logistics Facilities
- Transitional Neighborhood
- Transitional Commercial
- Transitional Industrial



CORE CITY

Land Use

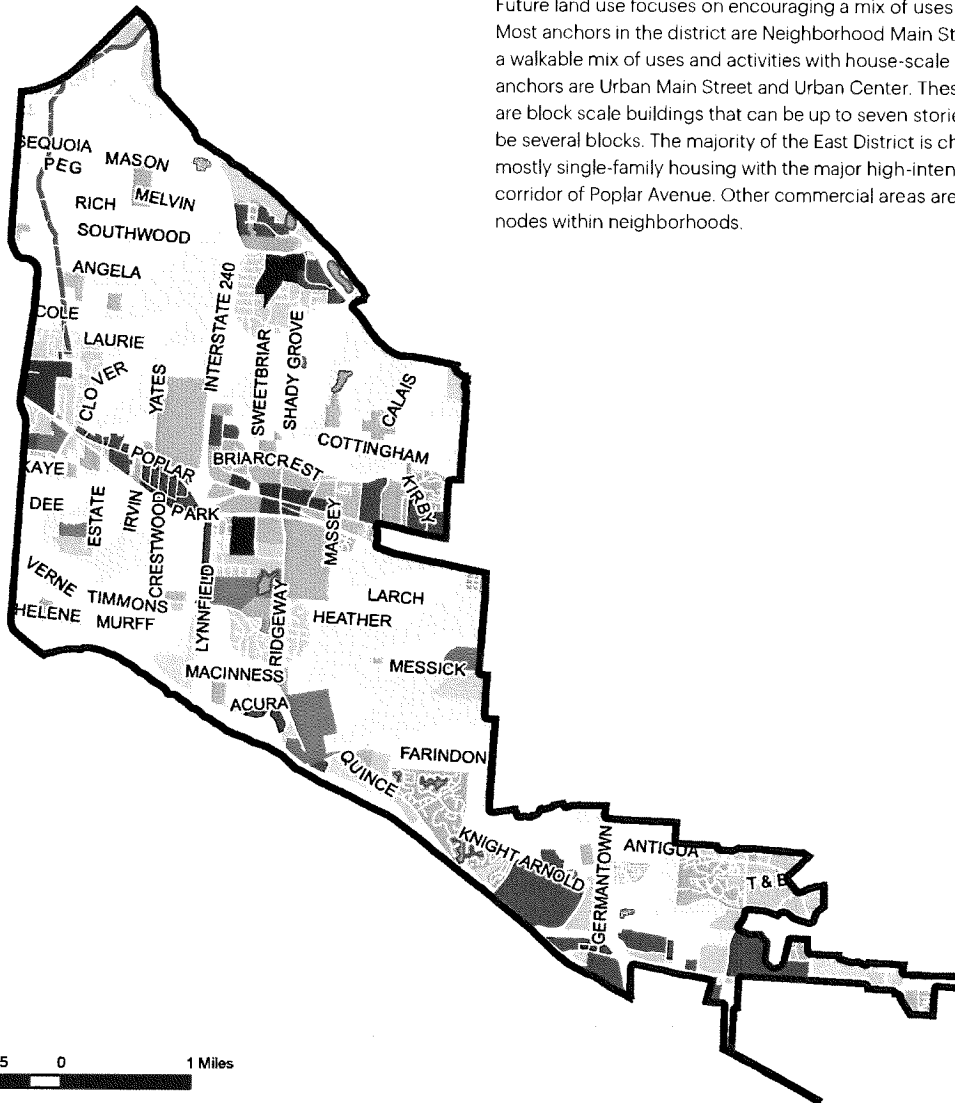
- Anchor Neighborhood Primarily Single Unit
- Anchor Neighborhood - Mix of Building Types
- Anchor Neighborhood - Urban
- Primarily Single Unit Neighborhood
- Primarily Multifamily Neighborhood
- Neighborhood Crossing
- Neighborhood Main Street
- Urban Main Street
- Urban Center
- Urban Core / Downtown
- Medical and Institutional Campus
- Low Intensity Commercial & Services
- High Intensity Commercial & Services
- Open Space & Natural Features
- Public & Quasi Public Buildings & Uses
- Parks & Recreation Facilities
- Industrial
- Industrial Flex
- Transportation and Logistics Facilities
- Transitional Neighborhood
- Transitional Commercial
- Transitional Industrial



EAST

Land Use

- ☐ Anchor Neighborhood Primarily Single Unit
- ☐ Anchor Neighborhood - Mix of Building Types
- ☐ Anchor Neighborhood - Urban
- ☐ Primarily Single Unit Neighborhood
- ☐ Primarily Multifamily Neighborhood
- ☐ Neighborhood Crossing
- ☐ Neighborhood Main Street
- ☐ Urban Main Street
- Urban Center
- Urban Core / Downtown
- Medical and Institutional Campus
- ☐ Low Intensity Commercial & Services
- High Intensity Commercial & Services
- ☐ Open Space & Natural Features
- ☐ Public & Quasi Public Buildings & Uses
- Parks & Recreation Facilities
- ☐ Industrial
- ☐ Industrial Flex
- ☐ Transportation and Logistics Facilities
- ☐ Transitional Neighborhood
- ☐ Transitional Commercial
- ☐ Transitional Industrial



Future land use focuses on encouraging a mix of uses around anchors. Most anchors in the district are Neighborhood Main Street and features a walkable mix of uses and activities with house-scale buildings. Other anchors are Urban Main Street and Urban Center. These anchor types are block scale buildings that can be up to seven stories tall and can be several blocks. The majority of the East District is characterized by mostly single-family housing with the major high-intensity commercial corridor of Poplar Avenue. Other commercial areas are located along nodes within neighborhoods.

FRAYSER

Land Use

- Anchor Neighborhood Primarily Single Unit
- ▨ Anchor Neighborhood - Mix of Building Types
- ▨ Anchor Neighborhood - Urban
- Primarily Single Unit Neighborhood
- ▨ Primarily Multifamily Neighborhood
- Neighborhood Crossing
- ▨ Neighborhood Main Street
- ▨ Urban Main Street
- Urban Center
- Urban Core / Downtown
- Medical and Institutional Campus
- Low Intensity Commercial & Services
- High Intensity Commercial & Services
- Open Space & Natural Features
- Public & Quasi Public Buildings & Uses
- Parks & Recreation Facilities
- Industrial
- Industrial Flex
- Transportation and Logistics Facilities
- Transitional Neighborhood
- Transitional Commercial
- Transitional Industrial

Future land use focuses on encouraging a mix of uses around anchors. Anchors are a mix of Neighborhood Crossing and Neighborhood Main Street. Density, walkability, a mix of uses and activities with house scale buildings no more than three stories are encouraged at these anchors. Transitional designations have been applied to several industrial areas throughout Frayser, a neighborhood near General Dewitt Spain Airport and a commercial area near Ed Rice Community Center. Transitional areas will need to be assessed to determine more appropriate uses of these spaces.

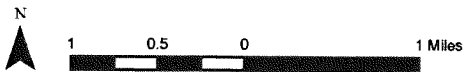
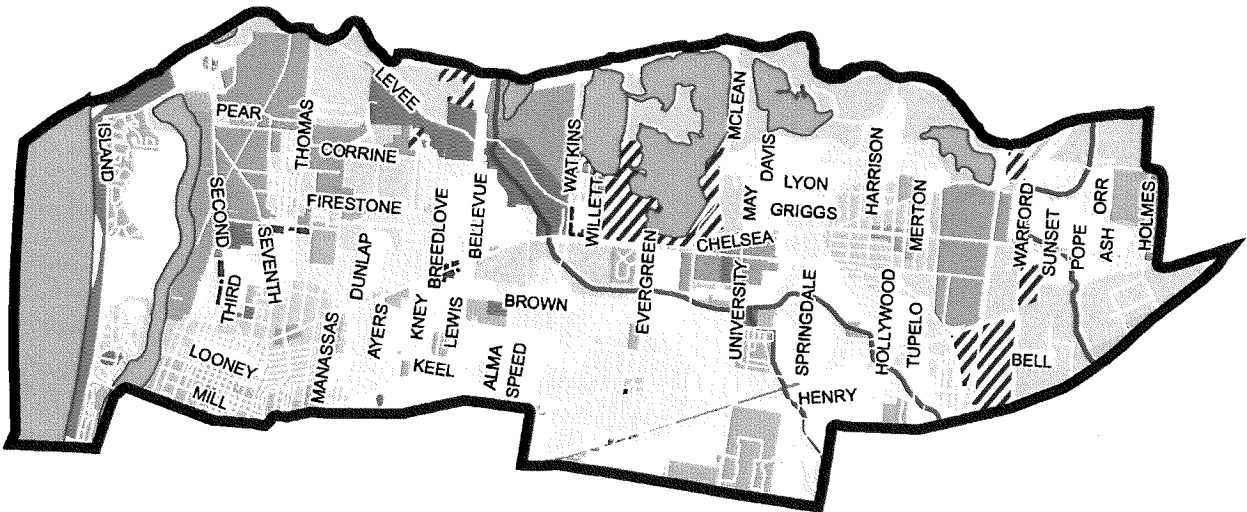


NORTH

Land Use

- ◻ Anchor Neighborhood - Primarily Single Unit
- ▨ Anchor Neighborhood - Mix of Building Types
- ▩ Anchor Neighborhood - Urban
- ▧ Primarily Single Unit Neighborhood
- ▦ Primarily Multifamily Neighborhood
- ▤ Neighborhood Crossing
- ▣ Neighborhood Main Street
- ▢ Urban Main Street
- Urban Center
- Urban Core / Downtown
- Medical and Institutional Campus
- Low Intensity Commercial & Services
- High Intensity Commercial & Services
- Open Space & Natural Features
- Public & Quasi Public Buildings & Uses
- Parks & Recreation Facilities
- Industrial
- ▨ Industrial Flex
- ▩ Transportation and Logistics Facilities
- ▧ Transitional Neighborhood
- ▦ Transitional Commercial
- ▤ Transitional Industrial

The anchors in the North District are mostly a combination of Neighborhood Main Street and Neighborhood Crossings which feature house-scale buildings ranging from one to three stories. Transitional industrial areas have been applied near New Chicago Park, Kilowatt Lake, and the rail area near the Hyde Park neighborhood. These areas provide an opportunity for alternative uses such as cultural spaces, civic amenities, or less intensive industrial/flex uses.

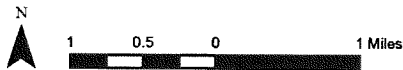
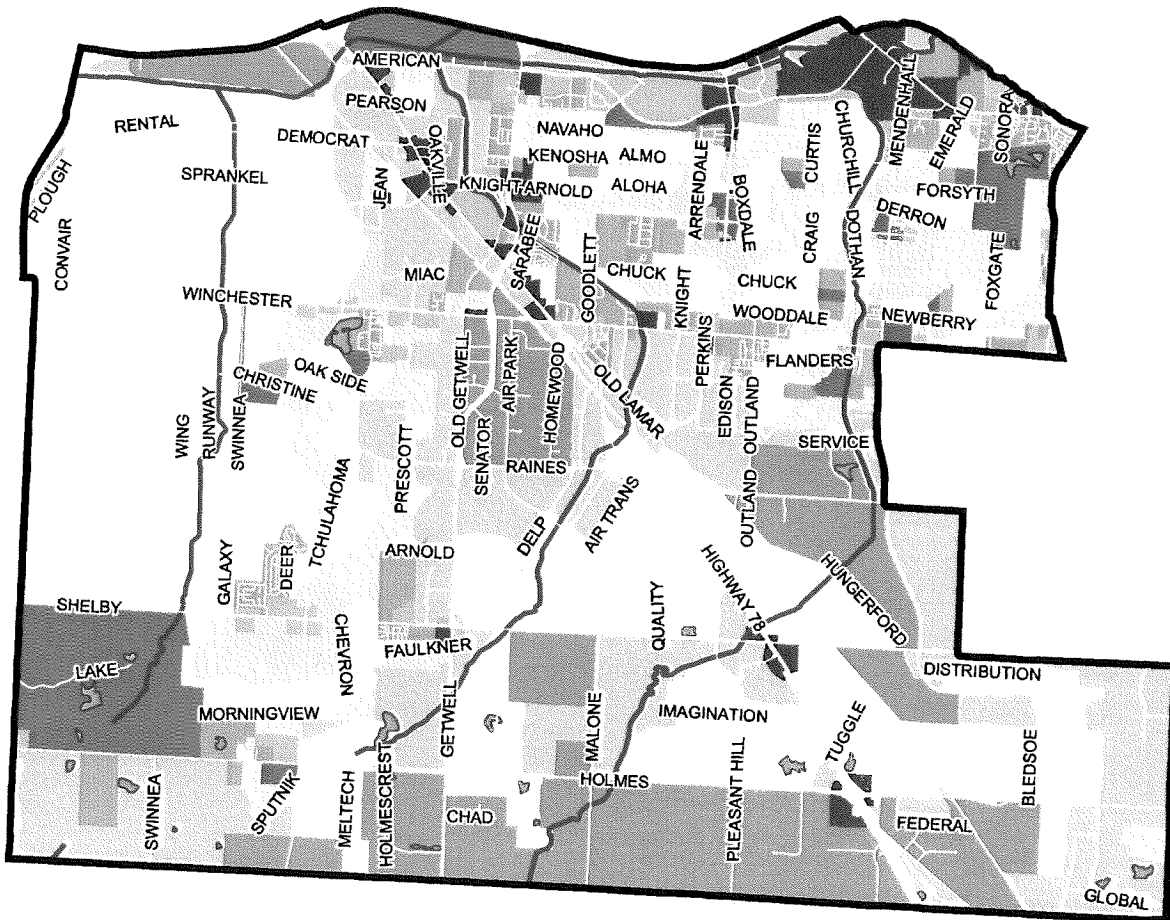


OAKHAVEN & PARKWAY VILLAGE

Land Use

- Anchor Neighborhood Primarily Single Unit
- ▨ Anchor Neighborhood - Mix of Building Types
- ▨ Anchor Neighborhood - Urban
- ▨ Primarily Single Unit Neighborhood
- ▨ Primarily Multifamily Neighborhood
- ▨ Neighborhood Crossing
- ▨ Neighborhood Main Street
- ▨ Urban Main Street
- Urban Center
- Urban Core / Downtown
- Medical and Institutional Campus
- Low Intensity Commercial & Services
- High Intensity Commercial & Services
- Open Space & Natural Features
- ▨ Public & Quasi Public Buildings & Uses
- Parks & Recreation Facilities
- ▨ Industrial
- ▨ Industrial Flex
- ▨ Transportation and Logistics Facilities
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- ▨ Transitional Commercial
- ▨ Transitional Industrial

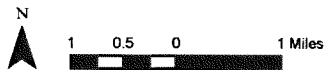
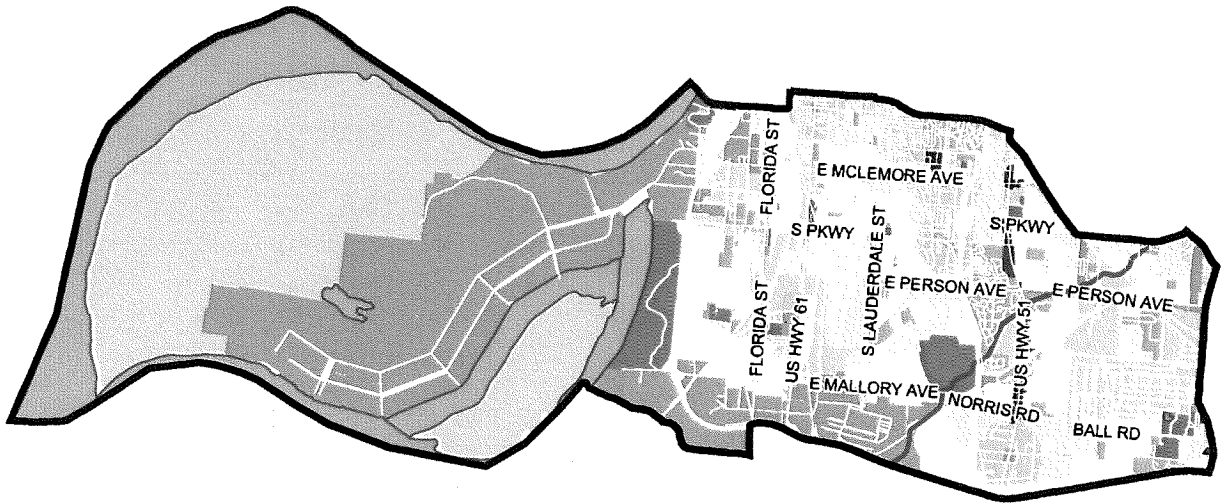
Future land use focuses on encouraging a mix of uses and density around anchors. Anchors are designated Neighborhood Main Street and Urban Main Street and feature walkable, mixed-use centers that are one to two blocks and larger mixed-use centers that are several blocks located on main corridors. Land use buffers to protect industrial from residential have been applied around the Winchester & Tchulahoma anchor and the Shelby & Tchulahoma.



SOUTH

Land Use

- ◻ Anchor Neighborhood Primarily Single Unit
- ◻ Anchor Neighborhood - Mix of Building Types
- ◻ Anchor Neighborhood - Urban
- ◻ Primarily Single Unit Neighborhood
- ◻ Primarily Multifamily Neighborhood
- ◻ Neighborhood Crossing
- ◻ Neighborhood Main Street
- ◻ Urban Main Street
- Urban Center
- Urban Core / Downtown
- Medical and Institutional Campus
- Low Intensity Commercial & Services
- High Intensity Commercial & Services
- Open Space & Natural Features
- Public & Quasi Public Buildings & Uses
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- Transitional Commercial
- Transitional Industrial



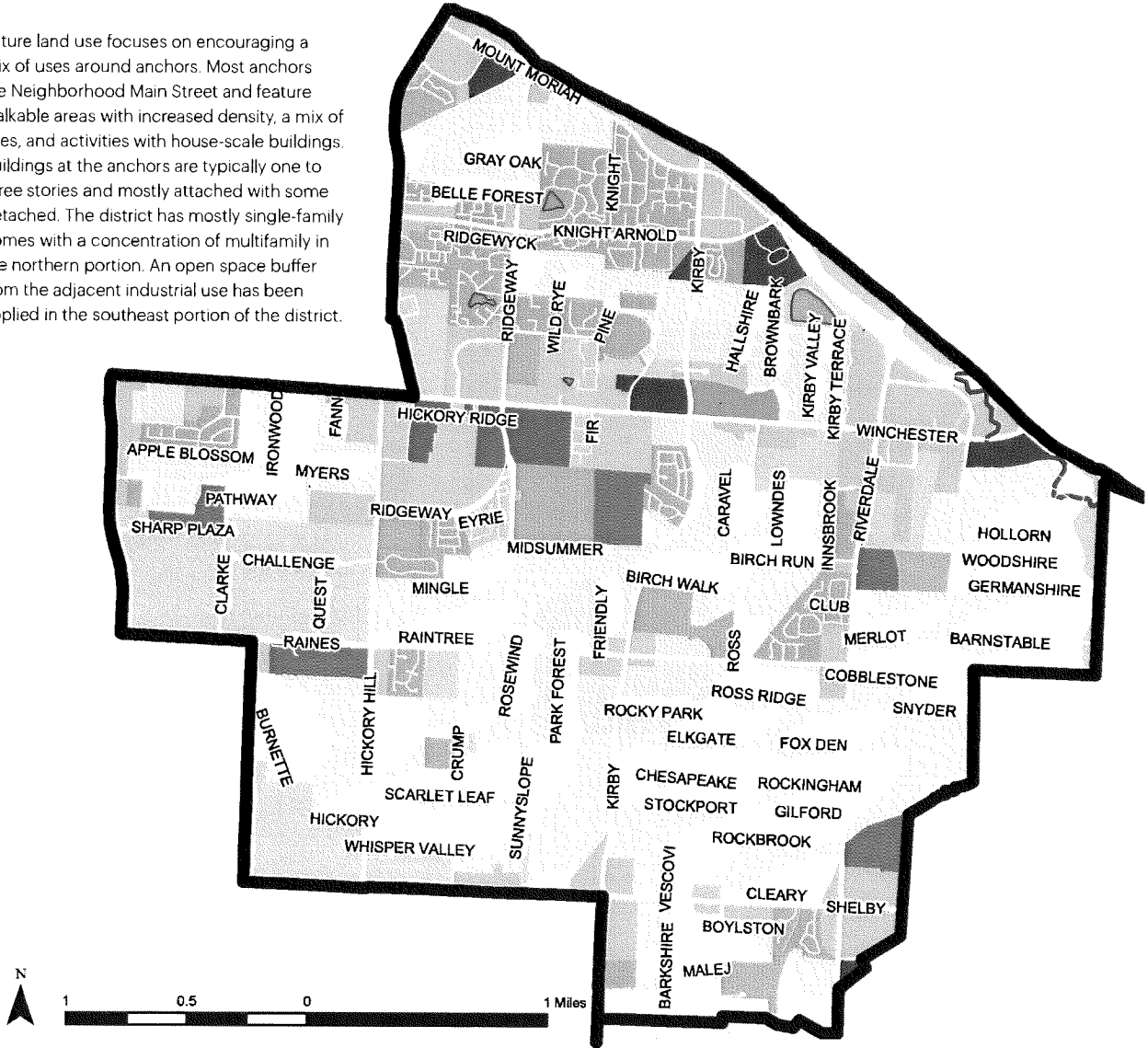
Future land use focuses on encouraging a mix of uses around anchors. Most anchors are Neighborhood Main Street and features a walkable mix of uses and activities with house scale buildings that are typically one to five stories. Transitional neighborhoods have been applied in areas to the east of MLK Park and parts of district east of industrial land around Simpson and Trigg. Until vacancy is reduced around anchor neighborhoods, parts of these areas may be more suited for lot expansion or a community-supported open space use.

SOUTHEAST

Land Use

- Anchor Neighborhood Primarily Single Unit
- Anchor Neighborhood - Mix of Building Types
- Anchor Neighborhood - Urban
- Primarily Single Unit Neighborhood
- Primarily Multifamily Neighborhood
- Neighborhood Crossing
- Neighborhood Main Street
- Urban Main Street
- Urban Center
- Urban Core / Downtown
- Medical and Institutional Campus
- Low Intensity Commercial & Services
- High Intensity Commercial & Services
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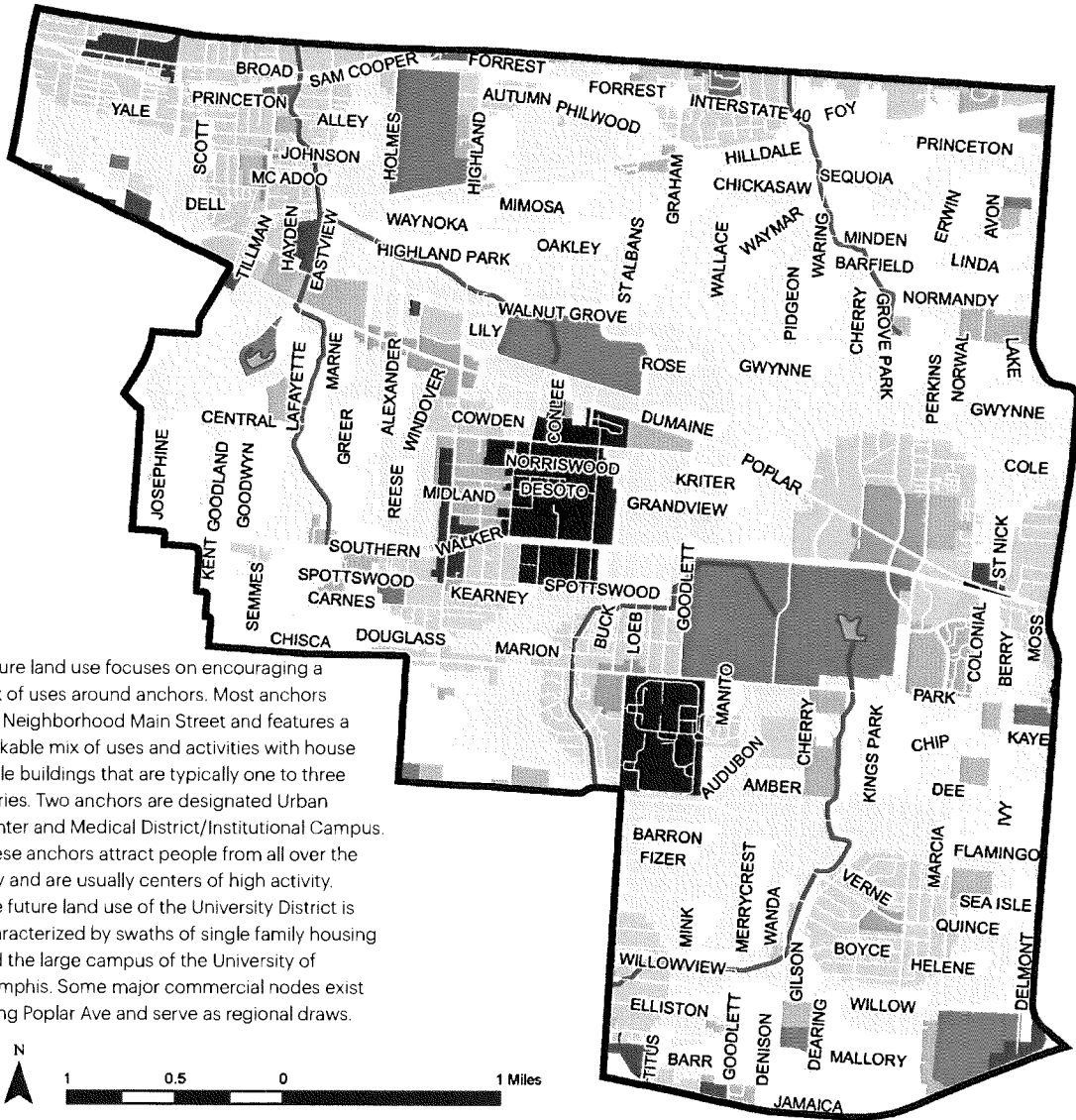
Future land use focuses on encouraging a mix of uses around anchors. Most anchors are Neighborhood Main Street and feature walkable areas with increased density, a mix of uses, and activities with house-scale buildings. Buildings at the anchors are typically one to three stories and mostly attached with some detached. The district has mostly single-family homes with a concentration of multifamily in the northern portion. An open space buffer from the adjacent industrial use has been applied in the southeast portion of the district.



UNIVERSITY

Land Use

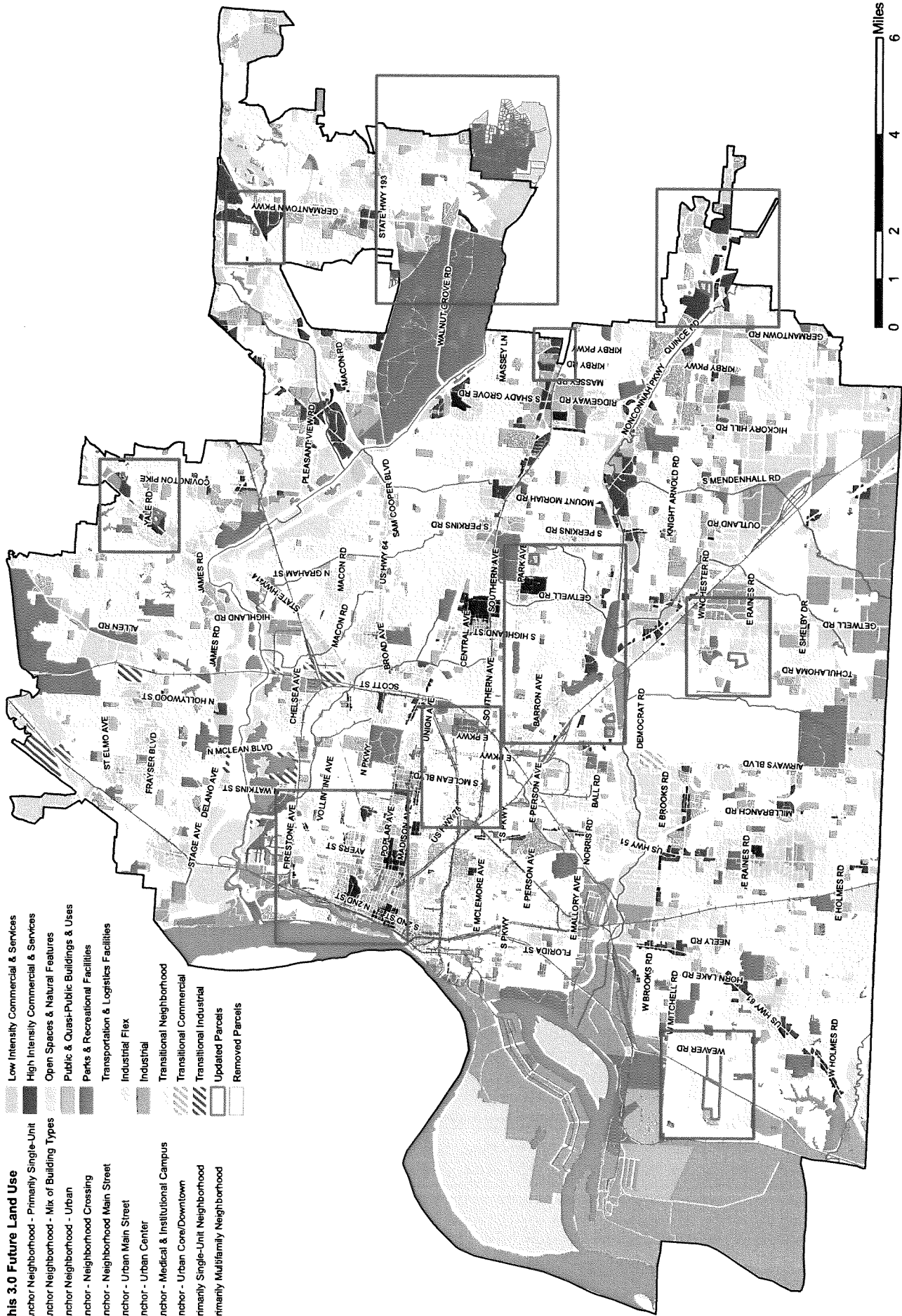
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- Transitional Industrial

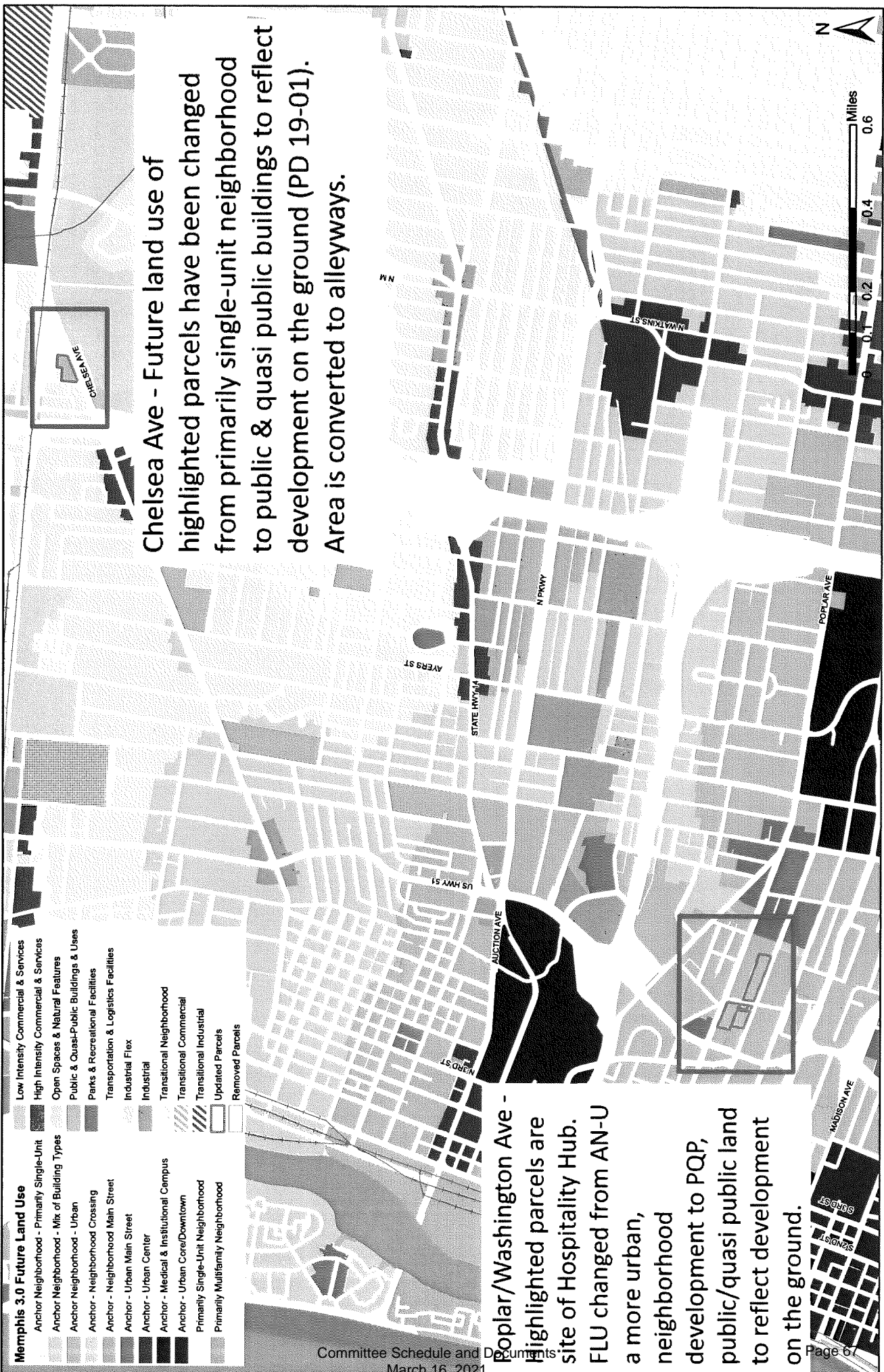


Future land use focuses on encouraging a mix of uses around anchors. Most anchors are Neighborhood Main Street and features a walkable mix of uses and activities with house scale buildings that are typically one to three stories. Two anchors are designated Urban Center and Medical District/Institutional Campus. These anchors attract people from all over the City and are usually centers of high activity. The future land use of the University District is characterized by swaths of single family housing and the large campus of the University of Memphis. Some major commercial nodes exist along Poplar Ave and serve as regional draws.



- Memphis 3.0 Future Land Use**
- Anchor Neighborhood - Primarily Single-Unit
 - Anchor Neighborhood - Mix of Building Types
 - Anchor Neighborhood - Urban
 - Anchor - Neighborhood Crossing
 - Anchor - Neighborhood Main Street
 - Anchor - Urban Main Street
 - Anchor - Urban Center
 - Anchor - Medical & Institutional Campus
 - Anchor - Urban Core/Downtown
 - Primarily Single-Unit Neighborhood
 - Primarily Multifamily Neighborhood
 - Low Intensity Commercial & Services
 - High Intensity Commercial & Services
 - Open Spaces & Natural Features
 - Public & Quasi-Public Buildings & Uses
 - Parks & Recreational Facilities
 - Transportation & Logistics Facilities
 - Industrial Flex
 - Industrial
 - Transitional Neighborhood
 - Transitional Commercial
 - Transitional Industrial
 - Updated Parcels
 - Removed Parcels





- Memphis 3.0 Future Land Use**
- Anchor Neighborhood - Primarily Single-Unit
 - Anchor Neighborhood - Mix of Building Types
 - Anchor Neighborhood - Urban
 - Anchor - Neighborhood Crossing
 - Anchor - Neighborhood Main Street
 - Anchor - Urban Main Street
 - Anchor - Urban Center
 - Anchor - Medical & Institutional Campus
 - Anchor - Urban Core/Downtown
 - Primarily Single-Unit Neighborhood
 - Primarily Multifamily Neighborhood
 - Low Intensity Commercial & Services
 - High Intensity Commercial & Services
 - Open Spaces & Natural Features
 - Public & Quasi-Public Buildings & Uses
 - Parks & Recreational Facilities
 - Transportation & Logistics Facilities
 - Industrial Flex
 - Industrial
 - Transitional Neighborhood
 - Transitional Commercial
 - Transitional Industrial
 - Updated Parcels
 - Removed Parcels

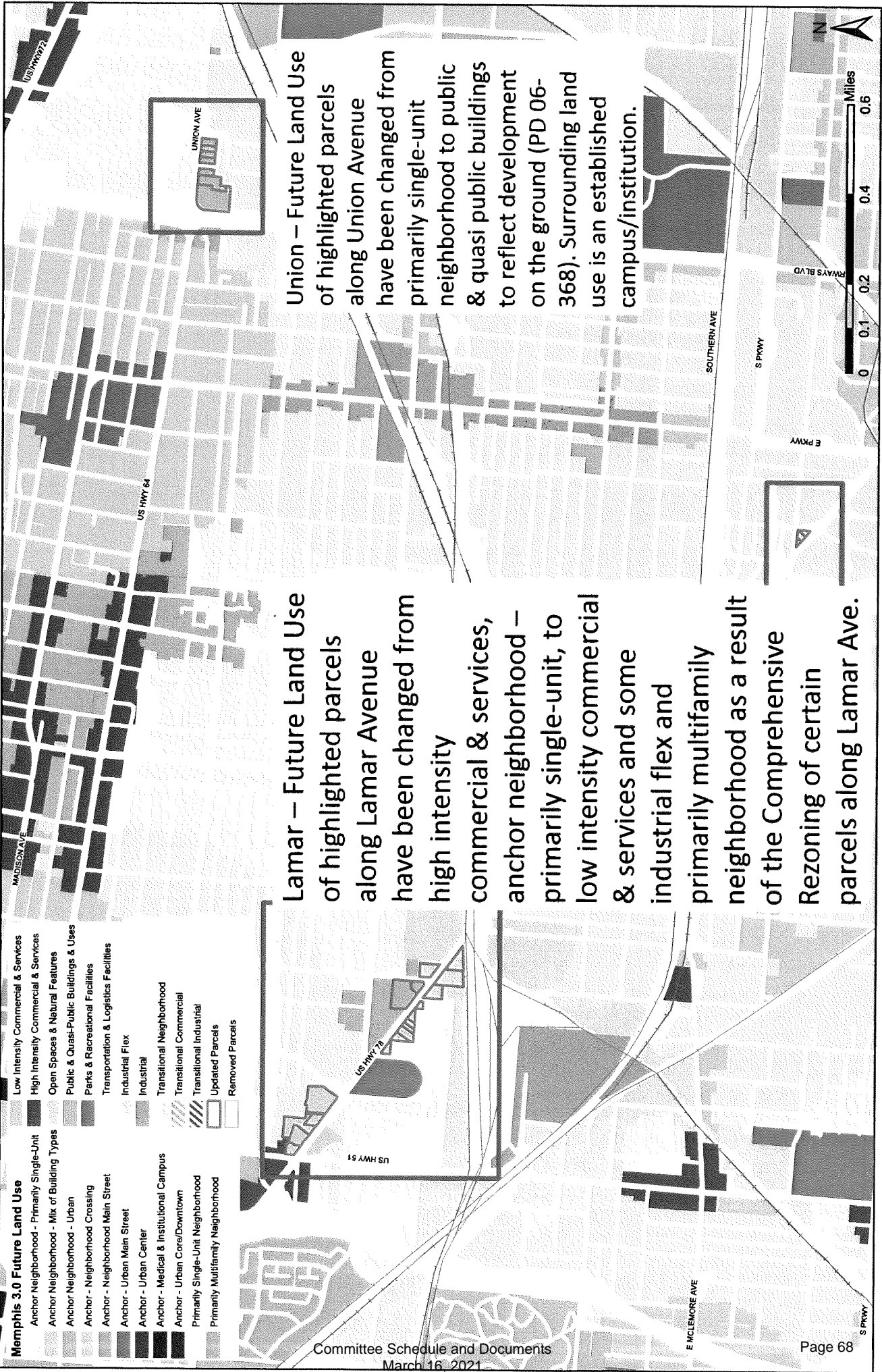
Chelsea Ave - Future land use of highlighted parcels have been changed from primarily single-unit neighborhood to public & quasi public buildings to reflect development on the ground (PD 19-01). Area is converted to alleyways.

Poplar/Washington Ave - highlighted parcels are site of Hospitality Hub. FLU changed from AN-U a more urban, neighborhood development to PQP, public/quasi public land to reflect development on the ground.

- Memphis 3.0 Future Land Use**
- Anchor Neighborhood - Primarily Single-Unit
 - Anchor Neighborhood - Mix of Building Types
 - Anchor Neighborhood - Urban
 - Anchor - Neighborhood Crossing
 - Anchor - Neighborhood Main Street
 - Anchor - Urban Main Street
 - Anchor - Urban Center
 - Anchor - Medical & Institutional Campus
 - Anchor - Urban Core/Downtown
 - Primarily Single-Unit Neighborhood
 - Primarily Multifamily Neighborhood
 - Low Intensity Commercial & Services
 - High Intensity Commercial & Services
 - Open Spaces & Natural Features
 - Public & Quasi-Public Buildings & Uses
 - Parks & Recreational Facilities
 - Transportation & Logistics Facilities
 - Industrial Flex
 - Industrial
 - Transitional Neighborhood
 - Transitional Commercial
 - Transitional Industrial
 - Updated Parcels
 - Removed Parcels

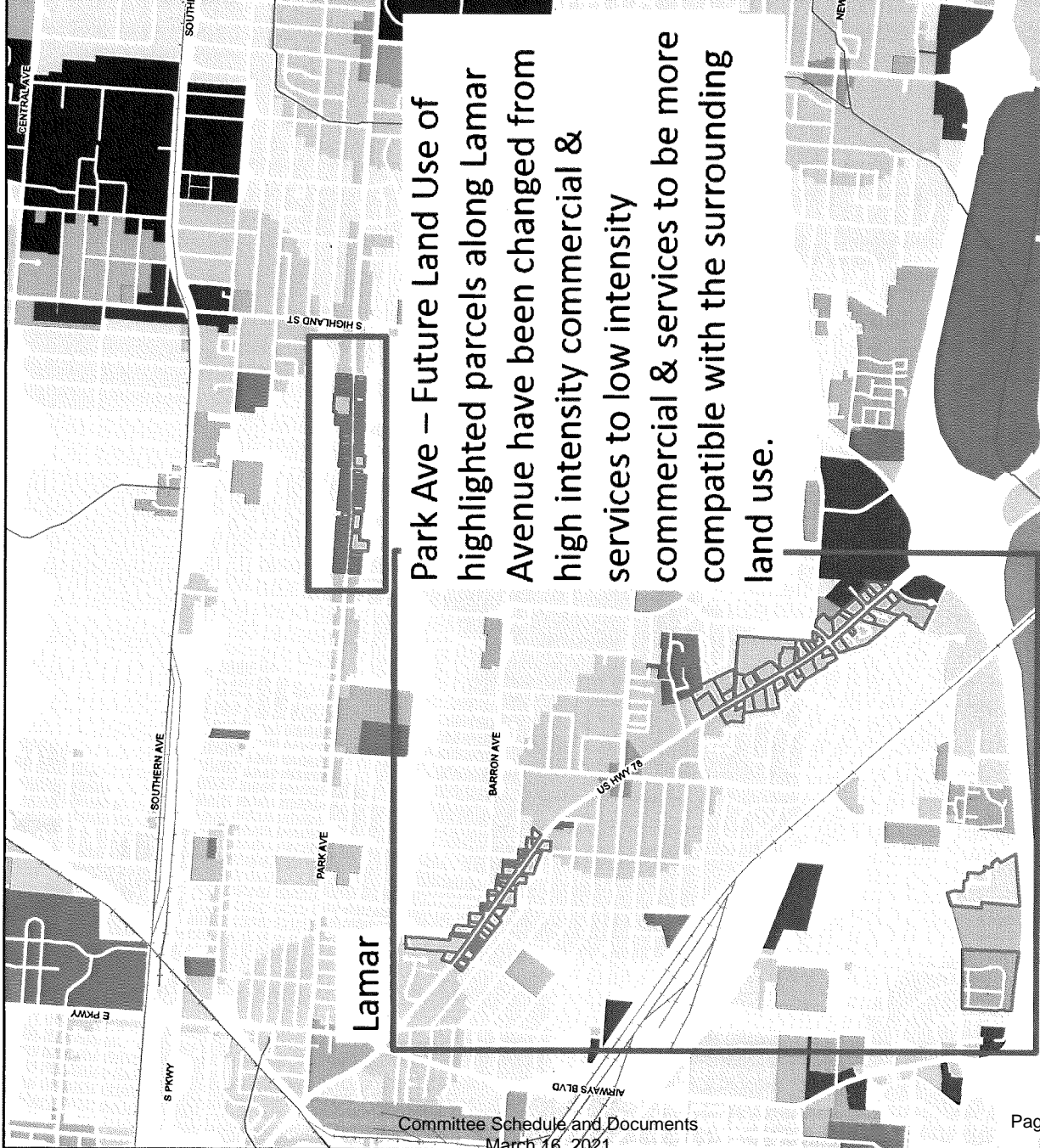
Lamar – Future Land Use
of highlighted parcels along Lamar Avenue have been changed from high intensity commercial & services, anchor neighborhood – primarily single-unit, to low intensity commercial & services and some industrial flex and primarily multifamily neighborhood as a result of the Comprehensive Rezoning of certain parcels along Lamar Ave.

Union – Future Land Use
of highlighted parcels along Union Avenue have been changed from primarily single-unit neighborhood to public & quasi public buildings to reflect development on the ground (PD 06-368). Surrounding land use is an established campus/institution.



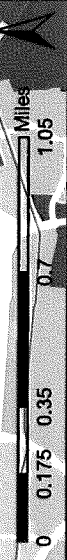
Memphis 3.0 Future Land Use

Low Intensity Commercial & Services	Anchor Neighborhood - Primarily Single-Unit
High Intensity Commercial & Services	Anchor Neighborhood - Mix of Building Types
Open Spaces & Natural Features	Anchor Neighborhood - Urban
Public & Quasi-Public Buildings & Uses	Anchor - Neighborhood Crossing
Parks & Recreational Facilities	Anchor - Neighborhood Main Street
Transportation & Logistics Facilities	Anchor - Urban Main Street
Industrial Flex	Anchor - Urban Center
Industrial	Anchor - Medical & Institutional Campus
Transitional Neighborhood	Anchor - Urban Core/Downtown
Transitional Commercial	Primarily Single-Unit Neighborhood
Transitional Industrial	Primarily Multifamily Neighborhood
Updated Parcels	
Removed Parcels	



Park Ave – Future Land Use of highlighted parcels along Lamar Avenue have been changed from high intensity commercial & services to low intensity commercial & services to be more compatible with the surrounding land use.

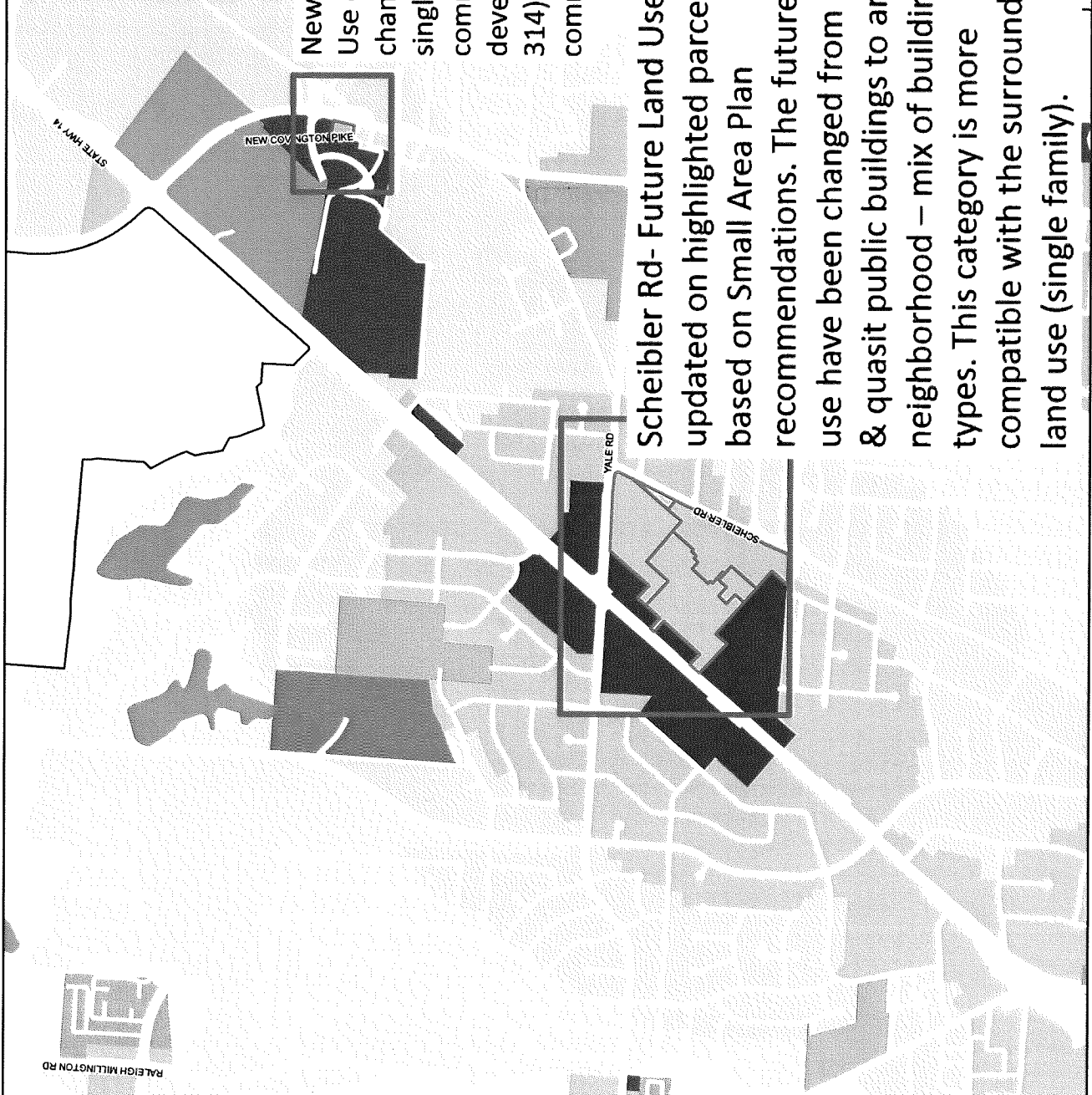
Cherry Road - Future Land Use of highlighted parcels have been changed from anchor neighborhood single-unity to anchor neighborhood – mix of building types to reflect development on the ground (PD 99-366). Surrounding land use is an established campus/institution and residential.

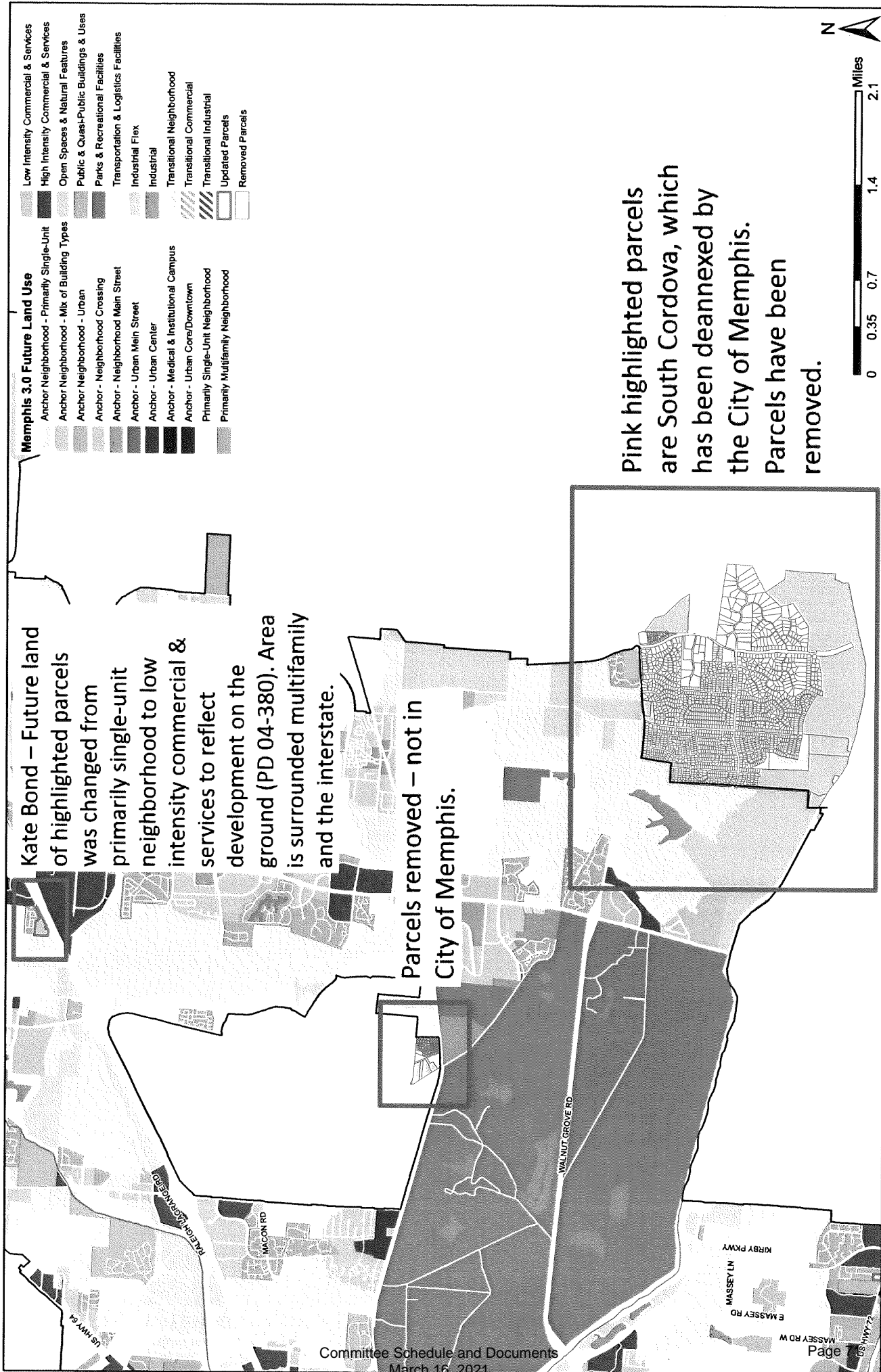


- Memphis 3.0 Future Land Use**
- Anchor Neighborhood - Primarily Single-Unit
 - Anchor Neighborhood - Mix of Building Types
 - Anchor Neighborhood - Urban
 - Anchor - Neighborhood Crossing
 - Anchor - Neighborhood Main Street
 - Anchor - Urban Main Street
 - Anchor - Urban Center
 - Anchor - Medical & Institutional Campus
 - Anchor - Urban Core/Downtown
 - Primarily Single-Unit Neighborhood
 - Primarily Multifamily Neighborhood
 - Low Intensity Commercial & Services
 - High Intensity Commercial & Services
 - Open Spaces & Natural Features
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 - Parks & Recreational Facilities
 - Transportation & Logistics Facilities
 - Industrial Flex
 - Industrial
 - Transitional Neighborhood
 - Transitional Commercial
 - Transitional Industrial
 - Updated Parcels
 - Revised Parcels

New Covington Pike - Future Land
 Use of highlighted parcels have been changed from anchor neighborhood single-unity to low intensity commercial & services to reflect development on the ground (PD 95-314). Surrounding land use is commercial.

Scheibler Rd- Future Land Use
 updated on highlighted parcels based on Small Area Plan recommendations. The future land use have been changed from public & quasit public buildings to anchor neighborhood – mix of building types. This category is more compatible with the surrounding land use (single family).



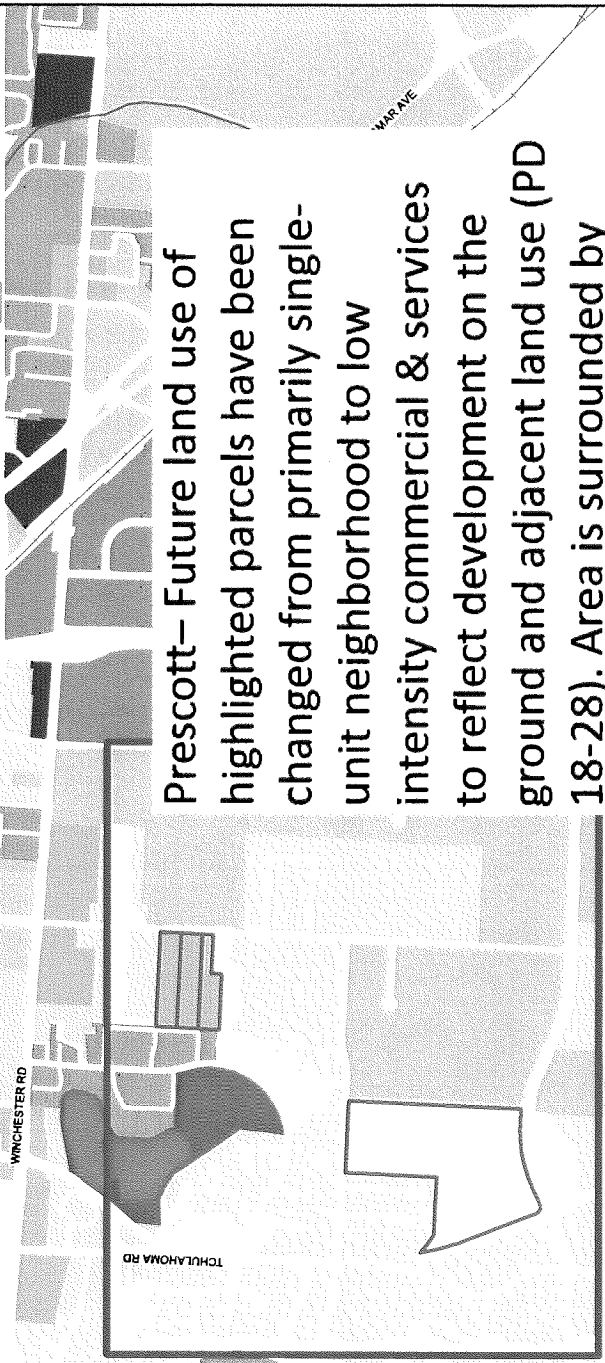
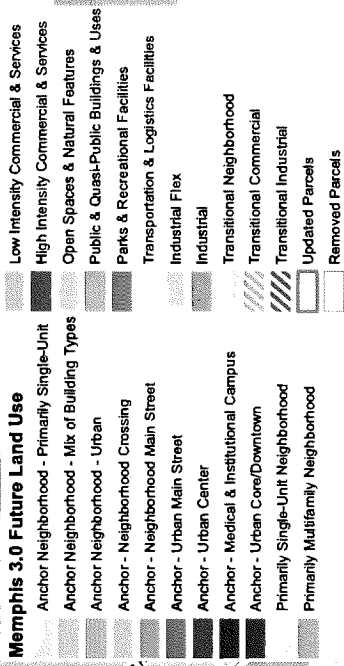


- Memphis 3.0 Future Land Use**
- Anchor Neighborhood - Primarily Single-Unit
 - Anchor Neighborhood - Mix of Building Types
 - Anchor Neighborhood - Urban
 - Anchor - Neighborhood Crossing
 - Anchor - Neighborhood Main Street
 - Anchor - Urban Main Street
 - Anchor - Urban Center
 - Anchor - Medical & Institutional Campus
 - Anchor - Urban Core/Downtown
 - Primarily Single-Unit Neighborhood
 - Primarily Multifamily Neighborhood
 - Low Intensity Commercial & Services
 - High Intensity Commercial & Services
 - Open Spaces & Natural Features
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 - Industrial
 - Transitional Neighborhood
 - Transitional Commercial
 - Transitional Industrial
 - Updated Parcels
 - Removed Parcels

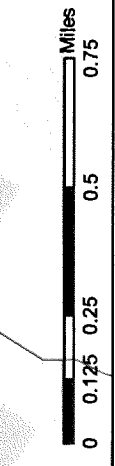
Poplar Ave – Future land use of highlighted parcels have been changed from primarily multifamily neighborhood to low intensity commercial & services to reflect development on the ground (PD 94-361). Area is surrounded by retail and commercial.

Germantown Rd & Hacks Cross – Future land use of highlighted parcels have been changed from primary single-unit neighborhood to low intensity commercial & services to reflect development on the ground and adjacent land use (PD 17-06). Area is surrounded by retail and commercial.





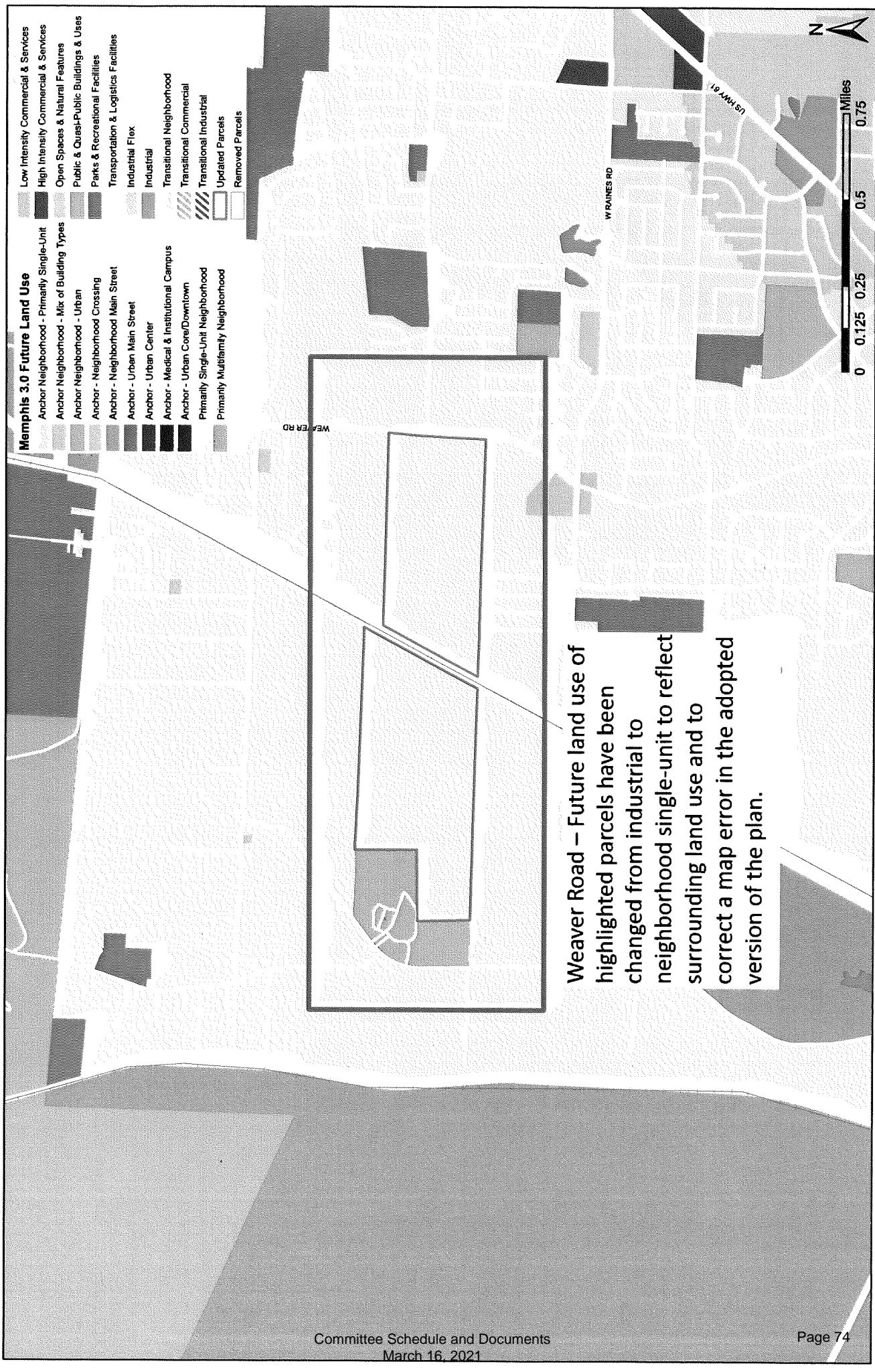
Prescott— Future land use of highlighted parcels have been changed from primarily single-unit neighborhood to low intensity commercial & services to reflect development on the ground and adjacent land use (PD 18-28). Area is surrounded by transportation and logistics and multifamily.



Tchulahoma – Future land use of highlighted parcels have been changed from primarily single-unit neighborhood to transportation and logistics to reflect development on the ground and adjacent land use (PD 13-313). Area is surrounded by other logistics/warehousing and undeveloped land.

Memphis 3.0 Future Land Use

- Low Intensity Commercial & Services
- High Intensity Commercial & Services
- Open Spaces & Natural Features
- Public & Quasi-Public Buildings & Uses
- Parks & Recreational Facilities
- Transportation & Logistics Facilities
- Industrial Flex
- Industrial
- Transitional Neighborhood
- Transitional Commercial
- Transitional Industrial
- Updated Parcels
- Removed Parcels
- Anchor Neighborhood - Primarily Single-Unit
- Anchor Neighborhood - Mix of Building Types
- Anchor Neighborhood - Urban
- Anchor - Neighborhood Crossing
- Anchor - Neighborhood Main Street
- Anchor - Urban Main Street
- Anchor - Urban Center
- Anchor - Medical & Institutional Campus
- Anchor - Urban Core/Downtown
- Primarily Single-Unit Neighborhood
- Primarily Multiunit Neighborhood



Weaver Road – Future land use of highlighted parcels have been changed from industrial to neighborhood single-unit to reflect surrounding land use and to correct a map error in the adopted version of the plan.

LAND USE CATEGORIES

CORRIDORS



Low Intensity Commercial & Services

CSL

Low Intensity Commercial and Service areas consist of low-rise buildings accessible mainly by a car and can encompass up to 5 acres of land for one building. These service areas are outside of the anchor boundary and are usually located along a corridor or within its own area of multiple commercial and service amenities.



Description/Intent	Low Intensity Commercial and Service areas typically not associated with anchors. <u>These areas may include neighborhood supporting commercial uses such as retail sales and services, offices, restaurants, funeral services, small-scale recreation, and social service institutions.</u>
Applicability	Low intensity, auto-oriented corridors not suitable or appropriate for intensification.
Goals/Objectives	Improved development patterns along auto-oriented commercial corridors, revitalization
Performance Metrics	% increase in occupancy, increase in property values
Zoning Notes	Generally compatible with the following zone districts: CMU-1 without frontage requirements, OQ, SDBP in accordance with Form and characteristics listed above. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings, as appropriate, at the time of a small area plan. Analysis for where these standards can be applied and approved
Form and Location Characteristics	Commercial and services uses 1-4 stories height

LAND USE CATEGORIES

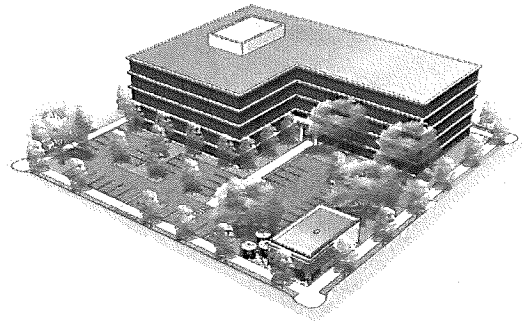
CORRIDORS



High Intensity Commercial & Services

CSH

High Intensity Commercial and Service areas are similar to low intensity areas in that they also attract residents from near and far for various commercial businesses and can service greater than a 3-mile radius. These areas are auto-oriented and located outside of anchors. Building sizes can vary in height, but have a much greater floor footprint with often more leasable space than low intensity areas, and often will not be suitable for future intensification of the area.



Description/Intent	High Intensity Commercial and Service areas typically not associated with anchors. <u>These areas may include commercial uses that serve a larger trade area; this may include large-scale retail, self-storage, vehicle sales, leasing and repair, water-oriented services, lodging, indoor recreation, and social service institutions.</u>
Applicability	High intensity, auto-oriented corridors not suitable or appropriate for further intensification.
Goals/Objectives	Maintenance of larger-scale commercial centers where viable
Performance Metrics	% increase in occupancy, increase in property values
Zoning Notes	Generally compatible with the following zone districts: CMU-2, CMU-3 without frontage requirements, C-G in accordance with Form and characteristics listed above. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings, as appropriate, at the time of a small area plan. Analysis for where these standards can be applied and approved
Form and Location Characteristics	Commercial and services uses with mixed use encouraged along avenues, boulevards and parkways as identified in the Street Types Map 1-7 stories height

Contents

Acknowledgments 2

Our Third Century 10

Introduction 11

Plan Overview 14

Our History Shapes

Our Future 16

Memphis Today 24

The Community Speaks 32

Our Framework For Change 46

Creating Places for People 47

Our Strategy:

Focus on Anchors 52

Cultivating Change 62

Using The Plan 72

Land Use Categories 74

Street Typology and Design 122

Implementation 151

Measuring Success 153

Plan Elements 154

District Priorities 242

Sustaining Our Future 400

Conclusion 401

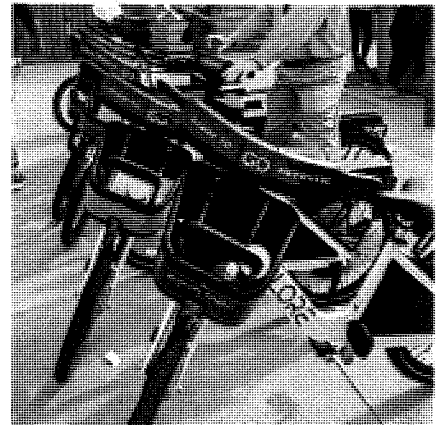
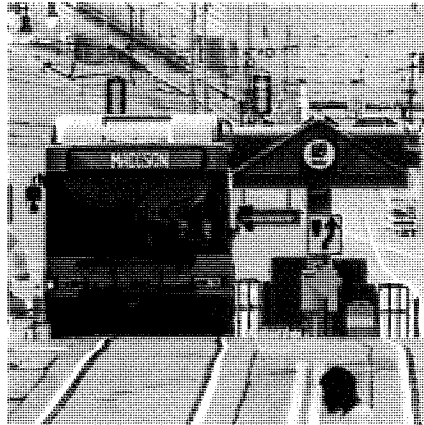
Special Appendix Appendix A:
Transit Vision Report A-1

Appendix B: Small Area
Plans B-1

Appendix C: Systems Plans C-1

APPENDICES

Appendix A:
Transit Vision



Transit Vision

Recommended Network and 2040 Vision

JARRETT WALKER + ASSOCIATES

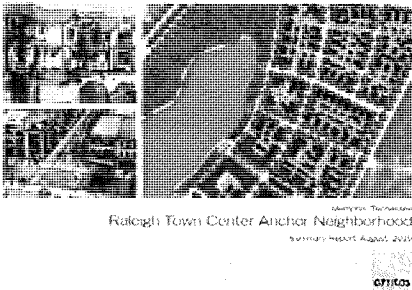


Delivering Civic Solutions

Memphis 3.0 - 2020 Plan Update

APPENDICES

Appendix B: SMALL
AREA PLANS



Small Area Plans

2019-2020

APPENDICES

Appendix C:
Systems Plans



CITY OF MEMPHIS
COMPLETE STREETS
PLAN UPDATE



Systems Plans

2019-2020

INTRODUCTION

Making of the Plan

For almost 40 years, Memphis has not had a comprehensive plan that sets the City's vision for the future and provides a roadmap for development and improvement. The lack of an updated comprehensive plan has allowed Memphis to drift through this period, following an outdated model of growth by physical expansion and annexation. The results have been flat population supported only by rapidly growing land area, disinvestment in older areas of the City, and the thinning of resources across a larger physical footprint. Under the leadership of Mayor Jim Strickland, residents, leaders, and stakeholders have developed ambitious, but realistic, strategies for improvement.

The distinctive benefit of a comprehensive plan is that it provides a guide to tackle major issues identified through research, trends, and conversations with stakeholders and residents. In 2019, Memphis will enter its third century with an adopted plan for growth, development, and prosperity.

Memphis 3.0 is a comprehensive plan that aims to transform Memphis into a more prosperous and inclusive city by guiding growth and policy for the next 20 years.

Desired Outcomes

- The future growth strategy based on anchors and future land use that predicts where investments like housing, infrastructure, and transportation should be made;
- A future land use planning framework aligning development types with neighborhood context, investment potential, and community desires;
- A strategic framework to meet aspirational goals with actions to achieve those goals;
- District plans that recommend opportunities for action;
- A guiding framework for investment in infrastructure, public transit, and civic space that supports efforts to attract and guide growth and investment;
- A guide for City divisions, public agencies, and nongovernmental partners to focus resources and effort in coordination to achieve the plan's vision.

Legal Basis

Under Section 13-4-201 of the Tennessee Code Annotated (the "TCA"), it is the function and duty of a city's planning commission to make and adopt an official general plan for the physical development of the City. Under Joint Resolution and Ordinance Number 2524 approved by the Memphis City Council (the "Council") and Shelby County Quarterly Court on November 15, 1976, the Memphis and Shelby County Land Use Control Board (the "Board") serves as the planning commission for the City of Memphis and the County of Shelby.

TCA Section 13-4-202 provides for the manner in which a general plan is adopted by the Board and the Council. TCA Section 13-4-202(B)(2)(B)(iii) states that, once the general plan is adopted by the Council, all land use decisions in the City shall thereafter be consistent with the plan. For the purposes of defining "consistency," only those elements of the plan related to land use decisions become effective pursuant to the guidance on Pages 72 and 73 of this document. **All other sections of the plan are intended as a guide and only for planning purposes. Planning documents adopted into the appendices of the Comprehensive Plan are advisory only and not subject to consistency review.**

Due to the time and effort involved in the Memphis 3.0 planning process and the importance of the content, the City desires the plan be adopted by the Land Use Control Board and the Memphis City Council.





Small Area Plan Criteria

Has there been or are there plans for a major development (or developments) that are expected to change the character or momentum of the area? If so, what is the extent?

If yes, the area is a candidate for a small area plan facilitated by the Office of Comprehensive Planning with strong, inclusive community engagement.

Is there a planned transportation investment that is expected to change the character of the area?

If yes, the area is a candidate for a small area plan facilitated by the Office of Comprehensive Planning, the City of Memphis Division of Engineering, and other appropriate agencies with strong, inclusive community engagement.

Is there a public investment planned or publicly-owned property(ies) planned for development that are expected to change the character or momentum of the area?

If yes, the area is a candidate for a small area plan facilitated by the Office of Comprehensive Planning and the City of Memphis Division of Housing and Community Development (or other appropriate agencies) with strong, inclusive community engagement.

Are there areas labeled transitional land use or candidates for transitional land use?

If yes, the area is a candidate for a small area plan facilitated by the Office of Comprehensive Planning with strong, inclusive community engagement.

Are there areas with a high degree of incompatibility between the land use plan and the zoning?

If yes, the area is a candidate for a small area plan supported by the Office of Comprehensive Planning and the Office of Planning and Development with strong, inclusive community engagement.

Are there otherwise immediate issues in the area not addressed in the Comprehensive Plan?

If yes, more exploration is needed to determine if a planning process facilitated by the Office of Comprehensive planning is the appropriate approach or if a community or agency-initiated plan is more appropriate.

What goals/objectives/actions would be addressed by the small area plan?

These responses will help determine the type of small area plan need, additional expertise, and needed stakeholders.

Is the issue better addressed as a system plan which may have some effect on place?

If yes, more exploration is needed to determine if a planning process facilitated by the Office of Comprehensive Planning is the appropriate approach, or if a plan led by another division or agency is more appropriate. In the case of a system plan led by another division or agency, the Office of Comprehensive Planning would be a collaborative partner.

Examples include: Streets Plan, Sewer Master Plan, Parks Master Plan, Smart City, Public Facilities Plan.

Note: If the area is a part of a local Landmarks District, any planning will have to align with the district procedures for modifications to those guidelines.

In 2020, the Division of Planning & Development worked with a small committee of stakeholders made up of other government representatives, funders, community organizations, architects, and sustainability advocates to develop the Small Area Planning guide. The guide can be found on <https://www.memphis3point0.com/projects.SmallAreaPlans> are advisory and shall not be considered adopted for the purposes of consistency until recommendations from a Small Area Plan, if any, are adopted into Parts 2 or 3 of the Comprehensive Plan.

A RESOLUTION REQUESTING A 245-DAY MORATOIRUM ON THE CONSTRUCTION AND OPENING OF ALL NEW GAS STATIONS AND USED TIRE SHOPS AND REQUESTING THE DIVISION OF PLANNING AND DEVELOPMENT TO STUDY THE EFFECTS ON THE CITY OF MEMPHIS AND PROPOSE ZONING AMENDMENTS THAT REFLECT SAID EFFECTS

WHEREAS, land use in the City of Memphis and incorporated Shelby County is regulated by the Memphis and Shelby County Unified Development Code (“UDC”); and

WHEREAS, Section 2.5.2 of the UDC allows gas stations in Commercial Mixed Use -1 (“CMU-1”), Commercial Mixed Use -2 (“CMU-2”), Commercial Mixed Use -3 (“CMU-3”), Central Business (“CBD”), Campus Master Plan -1 (“CMP-1”), Campus Master Plan -2 (“CMP-2”), Employment (“EMP”), and Heavy Industrial (“IH”) zoning districts as either a matter of right or upon special use approval; and

WHEREAS, Section 2.5.2 of the UDC also allows vehicle parts and accessories establishments in CMU-1, CMU-2, CMU-3, CBD, EMP, and IH zoning districts as a matter of right; and

WHEREAS, within the last three (3) years, the Division of Planning and Development (“DPD”) has received 19 new gas station applications for special use permits; and

WHEREAS, although the national average for gas stations per 10,000 people is four (4), Memphis has six (6) per 10,000 people; and

WHEREAS, the proliferation of gas stations and used tire shops in our communities of color is especially concerning; and

WHEREAS, sixty percent (60%) of gas stations within the city of Memphis are currently located within census tracts that are seventy-five percent (75%) black; and

WHEREAS, the majority of used tire shops are located in or near communities of color; and

WHEREAS, the proximity of gas stations and used tire shops to neighborhoods is diminishing citizens enjoyment of their community due to the various activities that may occur on these properties; and

WHEREAS, as we plan for a brighter Memphis in accordance with the Memphis 3.0 plan, we must consider whether more gas stations and used tire shops is in the best interest of our citizens.

NOW, THEREFORE, BE IT RESOLVED that the Memphis City Council issues this moratorium on the construction and opening of all new gas stations and used tire shops within the city of Memphis for a period of 245-days, effective upon the adoption of this resolution.

BE IT FURTHER RESOLVED by the Memphis City Council that the DPD shall study the effects of new gas stations and used tire shops on the city of Memphis and propose zoning amendments in accordance with the results.

Sponsor: Councilwoman Rhonda Logan

Chairman: Chairman Frank Colvett, Jr.

RESOLUTION AUTHORIZING APPROVAL OF THE USE OF PILOT EXTENSION FUND FOR PAYMENT OF INDEBTEDNESS OR COST WITH RESPECT TO THE PURCHASE OF 100 NORTH MAIN AND PRECONSTRUCTION COST AND THE COST OF THE DEVELOPMENT OR REDEVELOPMENT OF PARKING ON THE 100 NORTH MAIN SITE BY THE DOWNTOWN MOBILITY AUTHORITY AND A PORTION OF THE COST OF DEVELOPMENT OF A PARKING GARAGE BY THE DOWNTOWN MOBILITY AUTHORITY AS A PART OF THE REDEVELOPMENT OF THE SNUFF DISTRICT, AND OTHERWISE PROVIDING WITH RESPECT TO THE FOREGOING

WHEREAS, it is vital to the economic growth and development of the City of Memphis (the “City”) that vacant and underutilized property be developed or redeveloped and placed into service and that parking and other means of mobility be available in Downtown Memphis; and

WHEREAS, the 100 North Main building has been vacant or underutilized for years; and

WHEREAS, it is proposed that The Parking Authority of the City of Memphis and County of Shelby, Tennessee d/b/a/ Downtown Mobility Authority (“DMA”) purchase the property bounded on the north by Adams Avenue, on the east by Second Street, on the south by Jefferson Avenue and on the west and by Main Street, including the 100 North Main building (“100 North Main”) and develop or redevelop parking on the 100 North Main site; and

WHEREAS, it is anticipated that the cost of the purchase of 100 North Main and preconstruction cost in connection with and the cost of the development or redevelopment of parking on the 100 North Main site will be up to Twelve Million Dollars (\$12,000,000) and that Memphis Center City Revenue Finance Corporation (“CCRFC”) will loan such amount to DMA from monies currently available or to be available in the future from the PILOT Extension Fund or from a loan funded from the PILOT Extension Fund; and

WHEREAS, the Snuff District is approximately 65 acres of historic structures, industrial buildings and vacant land, the buildings on which generally date from 1912 to 1952 and are vacant or dilapidated (the “Snuff District”); and

WHEREAS, Wolf River Harbor Holdings, LLC or affiliates thereof (the “Snuff District Developer”), proposes to redevelop the Snuff District into a mixed use development including multi-family housing, commercial, retail, office parking and recreational uses with a development budget approximately \$205,000,000; and

WHEREAS, the redevelopment of the Snuff District would remedy blight, create jobs, increase surrounding property values, provide needed housing and help attract new citizens to Memphis; and

WHEREAS, to make the Snuff District project economically possible and to provide public parking for the Snuff District, it is proposed that DMA, construct all or part of an approximately 480 space parking garage constituting a part of the Snuff District project (the “Snuff District Parking Garage”); and

WHEREAS, it is further proposed that CCRFC loan DMA up to \$3,500,000 from the PILOT Extension Fund or from a loan funded from the PILOT Extension Fund (the “Snuff District Loan”) for the construction of the Snuff District garage;

WHEREAS, it is further proposed that CCRFC will lease the Snuff District Parking Garage to DMA pursuant to a lease agreement and that DMA will sublease the Snuff District Parking Garage to the Snuff District Developer pursuant to a capital lease under which the Snuff District Developer will construct the Snuff District Parking Garage on behalf of DMA; and

WHEREAS, the approval of the Memphis City Council is required for the use of funds from the PILOT Extension Fund by CCRFC.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis as follows:

1. That the use of funds from the PILOT Extension Fund in connection with the purchase of 100 North Main and preconstruction cost in connection with and the cost of the development or redevelopment of parking on the 100 North Main site as described above is hereby approved.

2. That the use of funds from the PILOT Extension Fund in connection with the use of \$3,500,000 from its PILOT Extension Fund for the Snuff District Loan and such Snuff District Loan is hereby approved.

3. All actions heretofore undertaken by the Mayor or his designee and other officials, employees, attorneys and agents of the City in furtherance of the intent of this resolution are hereby ratified, confirmed and approved.

4. The Mayor or his designee and other appropriate officials of the City are hereby authorized to enter into such agreements, and they and other appropriate employees of the City are hereby authorized to execute such certificates or other documents and take

such other actions, as may be necessary or appropriate to carry out the intent of this resolution.

5. This resolution shall take effect from and after its adoption, the welfare of the City of Memphis requiring it.

Adopted this ____ day of _____, 2021.