

AGENDA ITEM: 16

CASE NUMBER: Z 2021-11 L.U.C.B. MEETING: 9 September 2021

LOCATION: Certain areas throughout the City

APPLICANT: Memphis Department of Comprehensive Planning

REPRESENTATIVE: Planning Director John Zeanah

REQUEST: Comprehensive rezoning

## CONCLUSIONS

1. The Memphis Department of Comprehensive Planning – as initiated by the City Council – has requested the comprehensive rezoning of certain areas throughout the City. This proposal is both: 1) in response to a moratorium on gas stations and used tire shops and 2) in line with the future land use vision of the Memphis 3.0 General Plan.
2. Staff finds that this request will effectuate more walkable and neighborhood-oriented commercial districts over time.

## CONSISTENCY WITH MEMPHIS 3.0

This proposal is *consistent* with the Memphis 3.0 General Plan. See further analysis on pages 6-149.

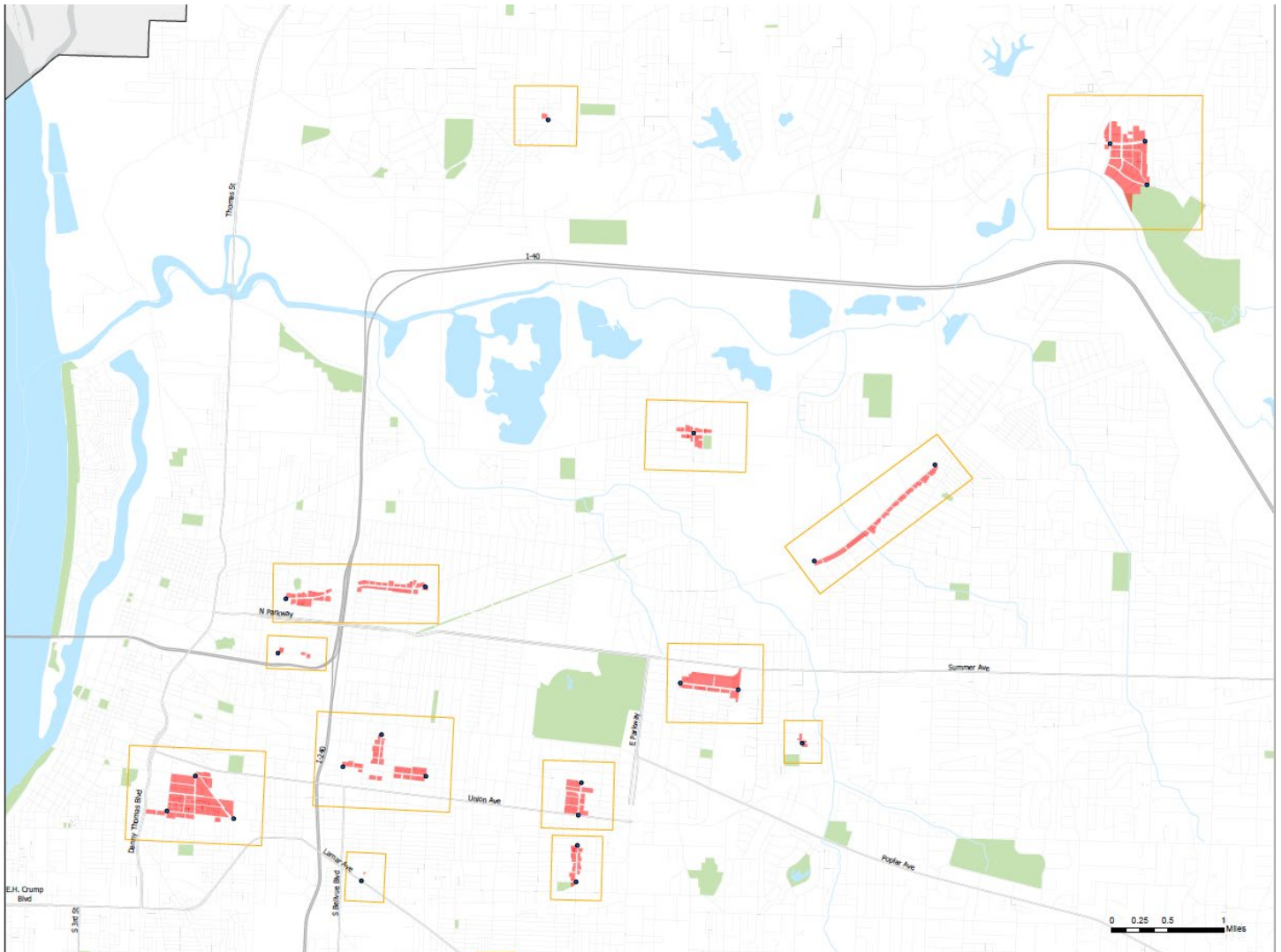
## RECOMMENDATION

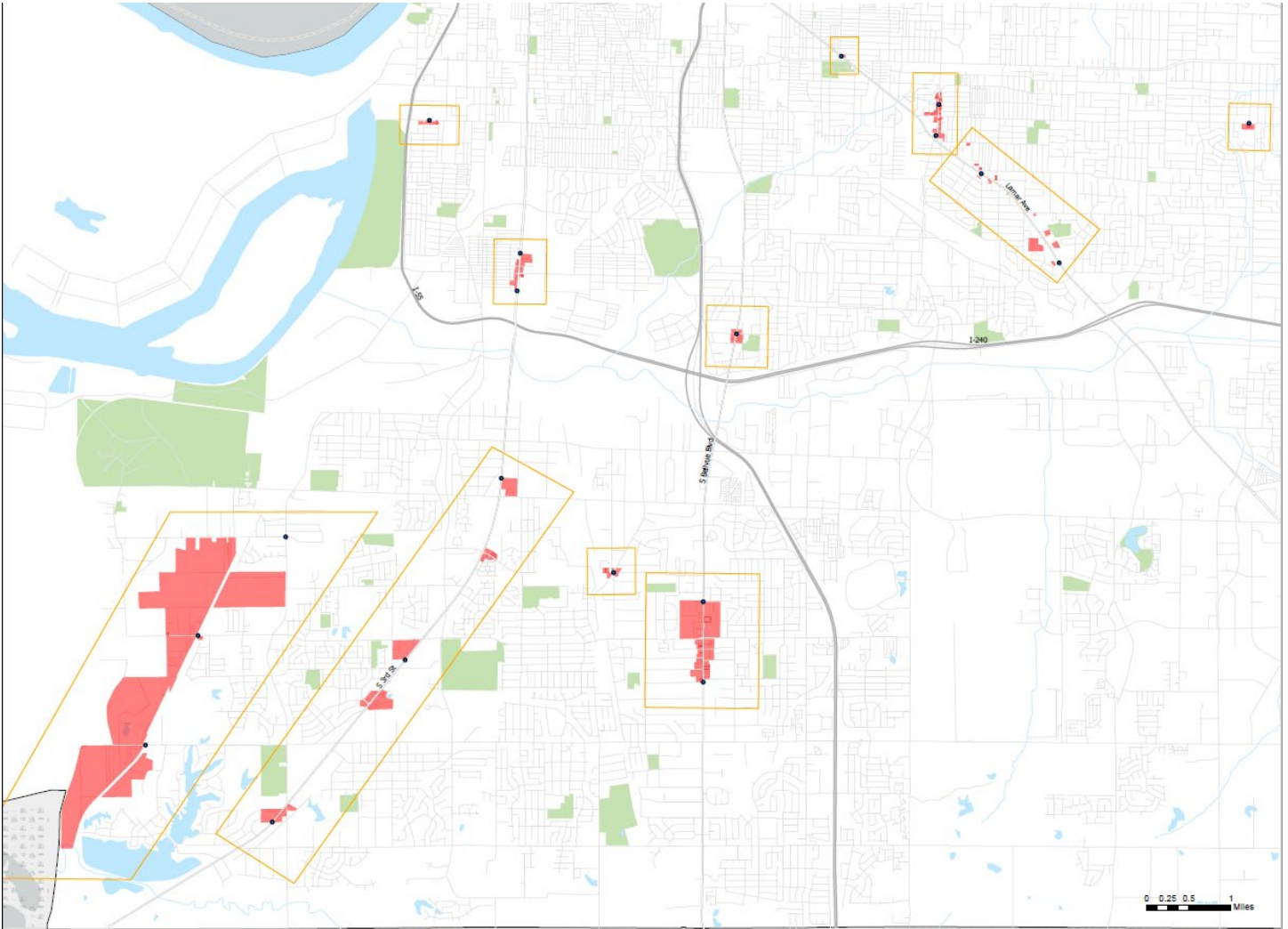
*Approval*

### NOTICE OF PUBLIC HEARING

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed, published and posted. A total of 973 notices were mailed on 27 August 2021, a notice was published in the Memphis Daily News on 20 August 2021, and a total of 43 signs posted on 27 August 2021.

Two maps of approximate sign locations (symbolized by blue dots) are pasted below.





## STAFF ANALYSIS

### Request

The request is the comprehensive rezoning of certain areas throughout Memphis. The application packet, including a letter of intent and maps, has been added to this report from page 162 onward.

The following written omission requests were accepted by the Dept. of Comprehensive Planning, although **they may not yet be reflected** in the maps, tables, and displays of this report:

1. 2140 S. 3<sup>rd</sup> and the parcel to its south – the zoning of which was originally proposed to be changed from EMP and CMU-3 to CMU-1 – have been removed from this comprehensive rezoning request.
2. The Overton Square, Broad Avenue, and Coro Lake (including 1835 W. Shelby and 3967 Weaver) areas have been removed from this request to allow for further study.
3. 1591 Hamilton and the parcel to its south – the zoning of which was originally proposed to be changed from CMU-3 to RU-1 – are now proposed to be rezoned to CMU-1.
4. 2119 Vinton, 2113 Vinton, 2112 Vinton, 2116 Vinton, 2107 Carr, 2119 Carr, and 2121 Carr – the zoning of which was originally proposed to be changed from CMU-3 to MU – are now proposed to be rezoned to CMU-1.

On the other hand, written omission requests concerning 5035 Highway 61 (CMU-3 to CMU-1) and 2887 Cela (CMU-3 to CMU-1) were not accepted by the Dept. of Comprehensive Planning.

All written omission requests – aka letters of opposition – have been included in this report; see page 150.

### Review Criteria

Staff **agrees** the review criteria as set out in Sub-Section 9.5.7B of the Unified Development Code are met.

#### *9.5.7B Review Criteria*

*In making recommendations, the Land Use Control Board shall consider the following matters:*

- 9.5.7B(1) Consistency with any plans to be considered (see Chapter 1.9);*
- 9.5.7B(2) Compatibility with the present zoning (including any residential corridor overlay district) and conforming uses of nearby property and with the character of the neighborhood;*
- 9.5.7B(3) Suitability of the subject property for uses permitted by the current versus the proposed district;*
- 9.5.7B(4) Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the City or County; and*
- 9.5.7B(5) The availability of adequate police services, fire services, school, road, park, wastewater treatment, water supply and stormwater drainage facilities for the proposed zoning.*



**Conclusions**

1. The Memphis Department of Comprehensive Planning – as initiated by the City Council – has requested the comprehensive rezoning of certain areas throughout the City. This proposal is both: 1) in response to a moratorium on gas stations and used tire shops and 2) in line with the future land use vision of the Memphis 3.0 General Plan.
2. Staff finds that this request will effectuate more walkable and neighborhood-oriented commercial districts over time.

**RECOMMENDATION**

Staff recommends *approval*.

**CONSISTENCY ANALYSES**

This summary is being produced in response to the following application to support Land Use and Development Services in their recommendation: Z 21-11

Site Address/location: 3<sup>rd</sup> and Fairway

Land Use Designation (see pg. 90 for details): Anchor – Neighborhood Crossing (A-NC)

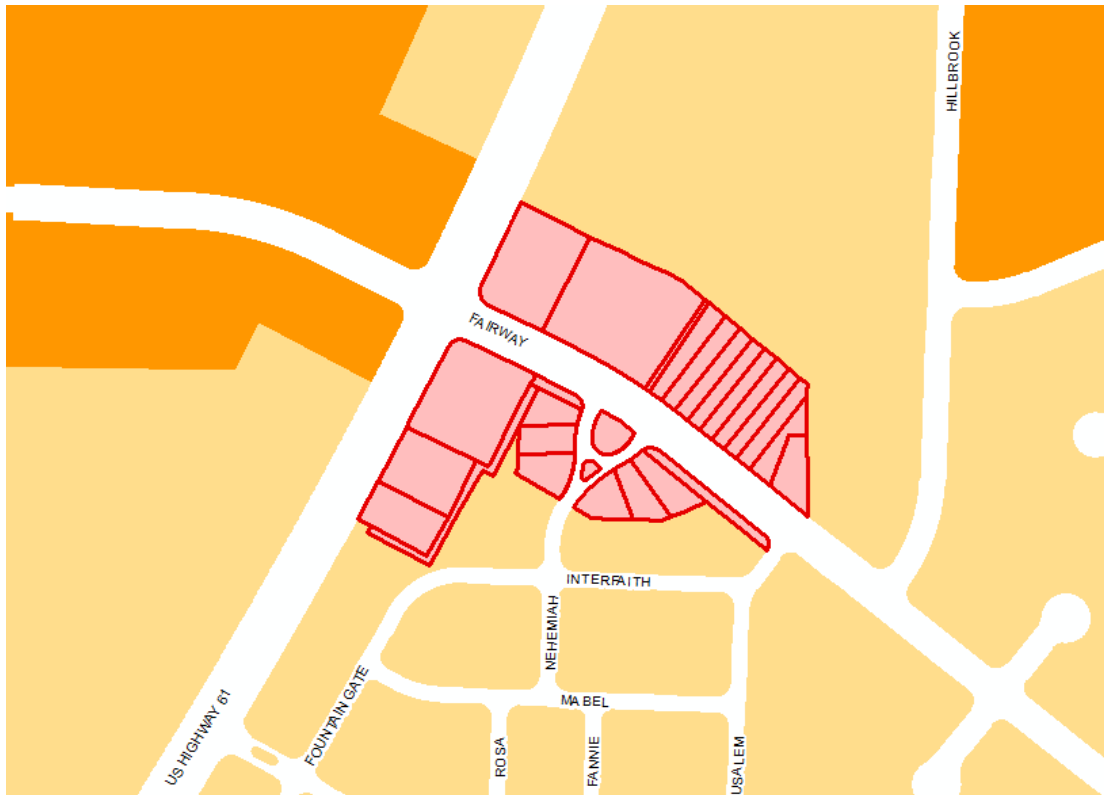
This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
076001 00067	0 FAIRWAY	Anchor - Neighborhood Crossing	A-NC
076001 00068	0 FAIRWAY	Anchor - Neighborhood Crossing	A-NC
076001 00069	0 FAIRWAY	Anchor - Neighborhood Crossing	A-NC
076001 00070	0 FAIRWAY	Anchor - Neighborhood Crossing	A-NC
076001 00071	0 FAIRWAY	Anchor - Neighborhood Crossing	A-NC
076001 00072	0 FAIRWAY	Anchor - Neighborhood Crossing	A-NC
076001 00073	0 FAIRWAY	Anchor - Neighborhood Crossing	A-NC
076001 00074	0 FAIRWAY	Anchor - Neighborhood Crossing	A-NC
076001 00075	0 FAIRWAY	Anchor - Neighborhood Crossing	A-NC
076001 00076	84 E FAIRWAY AVE	Anchor - Neighborhood Crossing	A-NC
076001 00078C	54 E FAIRWAY AVE	Anchor - Neighborhood Crossing	A-NC
076001 00081	3694 HIGHWAY 61 SOUTH	Anchor - Neighborhood Crossing	A-NC
076001 00090	0 FAIRWAY AVE	Anchor - Neighborhood Crossing	A-NC
076034 00001	3720 HIGHWAY 61 SOUTH	Anchor - Neighborhood Crossing	A-NC
076034 00057	3728 HIGHWAY 61	Anchor - Neighborhood Crossing	A-NC
076034 00058	0 HWY 61	Anchor - Neighborhood Crossing	A-NC
076034 E00001	3721 NEHEMIAH WAY	Anchor - Neighborhood Crossing	A-NC
076034 E00002	3729 NEHEMIAH WAY	Anchor - Neighborhood Crossing	A-NC
076034 E00003	3735 NEHEMIAH WAY	Anchor - Neighborhood Crossing	A-NC
076034 E00005	3742 NEHEMIAH WAY	Anchor - Neighborhood Crossing	A-NC
076034 E00006	3736 NEHEMIAH WAY	Anchor - Neighborhood Crossing	A-NC
076034 E00007	3730 NEHEMIAH WAY	Anchor - Neighborhood Crossing	A-NC
076034 E00082	0 FAIRWAY AVE	Anchor - Neighborhood Crossing	A-NC
076034 E00083	0 FAIRWAY AVE	Anchor - Neighborhood Crossing	A-NC
076034 E00084	0 FAIRWAY AVE	Anchor - Neighborhood Crossing	A-NC
076034 E00088	0 FAIRWAY AVE	Anchor - Neighborhood Crossing	A-NC
076034 E00090	0 NEHEMIAH WAY	Anchor - Neighborhood Crossing	A-NC

**Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

## 1. FUTURE LAND USE PLANNING MAP



The red boxes indicate the application sites on the Future Land Use Map.

## 2. Land use description & applicability:

The site is designated as Anchor – Neighborhood Crossing (A-NC). Neighborhood Crossing anchors are characterized by primarily detached house-scale buildings anchored by community institutions. Neighborhood Crossings provide convenient services to the surrounding residential neighborhoods in which they are embedded, allowing neighbors to walk or bike there. A neighborhood crossing can serve as a destination where neighbors rub elbows, and when thriving, can contribute to community character and identity. See graphic portrayal to the right.



### “A-NC” Goals/Objectives:

Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.

### “A-NC” Form & Location Characteristics:

NURTURE, ACCELERATE, and SUSTAIN: Primarily detached, single-family residences and commercial and institutional uses. Attached single-family, duplexes, triplexes, quadplexes and large homes (defined in the UDC as those apartment buildings with up to 6 units), including those with active ground floor commercial uses (including live/work) along sidewalk, are also permitted. House-scale and 1-3 stories in height.

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 27 parcels at 3<sup>rd</sup> Street*

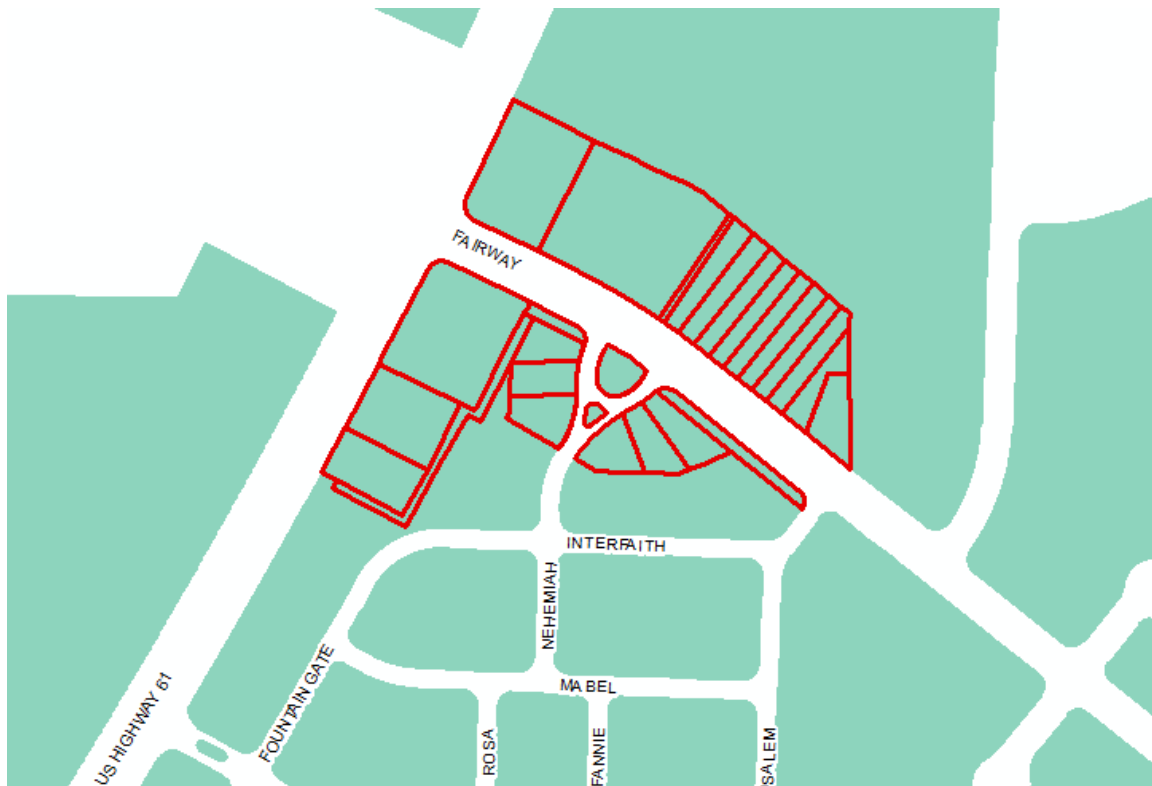
and Fairway. The parcels are to be rezoned from CMU-3 to CMU-1.

The request meets the criteria because commercial uses are compatible with A-NC anchors. CMU-1 is a more appropriate zoning district for low-intensity, neighborhood-serving commercial uses as opposed to CMU-3 which is intended for higher-intensity, regional-serving commercial uses.

### 3. Existing, Adjacent Land Use and Zoning

The subject site is surrounded by the following land uses: Residential, Commercial, Institutional, Recreation/Open Space, Common Area Land, and Vacant land. The subject site is surrounded by the following zoning districts: CMU-3, RU-3, and R-6. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

### 4. Degree of Change map



The red box indicates the application site. The Degree of Change is Nurture.

### 5. Degree of Change Descriptions

Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place.

**Actions for Nurture anchors and anchor neighborhoods are meant to:**

- Stabilize the community
- Protect and support community assets
- Protect and stabilize existing affordable housing
- Promote activities that will stimulate market activity

**Ways to Nurture:**

- “Road diets” – reduce the number of lanes to make room for wider sidewalks, bike lanes, and/or on-street parking
- Improve pedestrian realm (sidewalks, crosswalks, planting buffer and street trees, street lights, street furniture)
- Repurpose vacant land as temporary civic space
- Grants for small business frontage improvement

- Reduce number of curb cuts to improve pedestrian and cyclist safety (access management)
- Enhance connectivity to transit network
- Introduce or improve bike lanes and sidewalks
- Improve public access points (covered bus stops, benches)
- Improve public services (trash cleanup and collection)
- Control scale and frequency of signage
- Plan community programs on streets or vacant lots (markets, festivals)
- Upgrade infrastructure to improve flood control and internet access
- Improve existing parks and civic buildings and spaces
- Allow increased density and building height
- Allow a broader mix of uses

**Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

Summary Compiled by: Bradyn Carson, Comprehensive Planning

Site Address/location: 3<sup>rd</sup> and Ford

Land Use Designation (see pg. 92 for details): Anchor – Neighborhood Main Street (A-NMS)

This review consists of the parcels listed below:

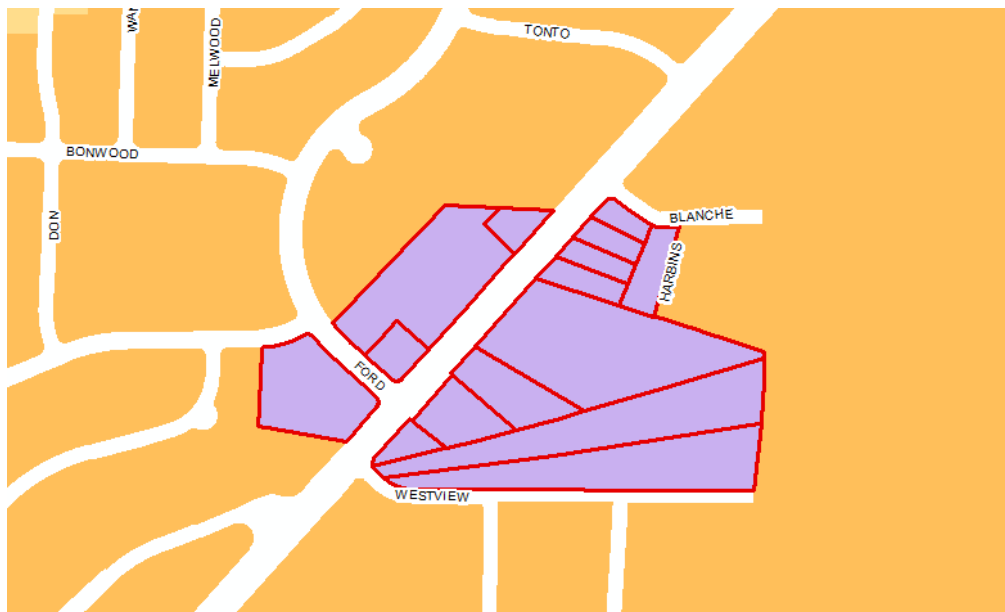
Parcel ID	Property Address	Future Land Use	FLU
075147 00012	4425 HIGHWAY 61	Anchor - Neighborhood Main Street	A-NMS
075147 00014	4471 HIGHWAY 61	Anchor - Neighborhood Main Street	A-NMS
075147 00029C	4465 S US HIGHWAY 61	Anchor - Neighborhood Main Street	A-NMS
075150 00074	4506 FORD RD	Anchor - Neighborhood Main Street	A-NMS
075150 00075	0 HWY 61	Anchor - Neighborhood Main Street	A-NMS
075150 00076	4484 S THIRD ST	Anchor - Neighborhood Main Street	A-NMS
075150 00077	4474 S HIGHWAY 61	Anchor - Neighborhood Main Street	A-NMS
075150 00078	4460 HWY 61	Anchor - Neighborhood Main Street	A-NMS
075150 00079C	4444 S HIGHWAY 61	Anchor - Neighborhood Main Street	A-NMS
075150 00081	4432 S HIGHWAY 61	Anchor - Neighborhood Main Street	A-NMS
075150 00082	4412 S THIRD ST	Anchor - Neighborhood Main Street	A-NMS
075150 00083	4412 S THIRD ST	Anchor - Neighborhood Main Street	A-NMS
075150 00084	4412 S 3RD ST	Anchor - Neighborhood Main Street	A-NMS

075150 00085	4445 HARBIN PL	Anchor - Neighborhood Main Street	A-NMS
075156 00082	4491 S THIRD ST	Anchor - Neighborhood Main Street	A-NMS

**Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

### 6. FUTURE LAND USE PLANNING MAP



The red boxes indicate the application sites on the Future Land Use Map.

### 7. Land use description & applicability:

The site is designated as Anchor – Neighborhood Main Street (A-NMS). Neighborhood Main Street anchors are characterized by attached and detached mixed-use buildings that line the perimeter of the block along a street and may span several adjacent blocks. Neighborhood Main Streets provide retail and services to the surrounding neighborhoods.

They serve as walkable or bikeable destinations where community





members can meet multiple daily needs in a single trip. When thriving, they are nodes of activity that enliven a neighborhood. See graphic portrayal to the right.

**“A-NMS” Goals/Objectives:**

Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.

**“A-NMS” Form & Location Characteristics:**

NURTURE, ACCELERATE, and SUSTAIN: Detached and attached single family, duplexes, triplexes, quadplexes, large homes and apartments, including those with active ground floor commercial uses (including live/work) along sidewalk, as well as commercial and institutional uses. House-scale and block-scale with 1-5 stories in height.

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 15 parcels at 3<sup>rd</sup> Street and Ford. The parcels are to be rezoned from CMU-3 to CMU-1.*

The request meets the criteria because CMU-1 and the commercial uses allowed in it are compatible with A-NMS anchors. CMU-1 is a more appropriate zoning district for lower-intensity, neighborhood-serving commercial uses as opposed to CMU-3 which is intended for higher-intensity, regional-serving commercial uses.

**8. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Residential, Commercial, Institutional, Parking, and Vacant land. The subject site is surrounded by the following zoning districts: CMU-3 and R-6. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**9. Degree of Change map**



The red boxes indicate the application site. The Degree of Change is Accelerate.

**10. Degree of Change Descriptions**

Accelerate areas rely on a mix of primarily private and philanthropic resources along with some public resources to intensify the existing pattern of a place.

**Actions for Accelerate anchors and anchor neighborhoods are meant to:**

- Improve public realm and infrastructure
- Improve multi-modal transportation options
- Speed up development activity
- Increase density
- Increase mix of uses
- Promote and protect affordable housing

**Ways to Accelerate:**

- Increase building height
- Allow greater mix of uses
- Attract retail and service uses that cater to larger-scale markets
- Reduce building setbacks or establish build-to lines
- Construct new streets or pathways to increase connectivity within large sites
- Consolidate smaller lots into larger parcels that are more attractive for development
- Consider tax increment financing (TIF) districts
- Improve or create parks and civic assets
- Promote pedestrian-oriented infill development
- Reduce surface parking in favor of structured parking and parking demand management options

Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Bradyn Carson, Comprehensive Planning

Site Address/location: 3<sup>rd</sup> and Mallory

Land Use Designation (see pg. 102 for details): Low Intensity Commercial & Services (CSL)

This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
050069 00007	2157 S 3RD ST	Low Intensity Commercial & Services	CSL
050069 00008	2165 S 3RD ST	Low Intensity Commercial & Services	CSL
050069 00015C	2177 S 3RD ST	Low Intensity Commercial & Services	CSL
050069 00016	2175 S 3RD ST	Low Intensity Commercial & Services	CSL
050074 00005	2195 S 3RD ST	Low Intensity Commercial & Services	CSL
050074 00006	2203 S 3RD ST	Low Intensity Commercial & Services	CSL
050074 00007C	2207 S 3RD ST	Low Intensity Commercial & Services	CSL
050075 00005C	2231 S THIRD ST	Low Intensity Commercial & Services	CSL
050075 00012C	2269 S THIRD ST	Low Intensity Commercial & Services	CSL
050075 00013	2277 S THIRD ST	Low Intensity Commercial & Services	CSL
050075 00014C	2291 S 3RD ST	Low Intensity Commercial & Services	CSL
050086 00001	2230 S THIRD ST	Low Intensity Commercial & Services	CSL
050086 00002	0 E MALLORY AVE	Low Intensity Commercial & Services	CSL
050086 00003	0 E MALLORY AVE	Low Intensity Commercial & Services	CSL
050087 00001	2196 S THIRD ST	Low Intensity Commercial & Services	CSL
050087 00003	2210 S THIRD ST	Low Intensity Commercial & Services	CSL
050088 00025	2178 S THIRD ST	Low Intensity Commercial & Services	CSL

Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

The following information about the land use designation can be found on pages 76 – 122:

### 11. FUTURE LAND USE PLANNING MAP



The red boxes indicate the application sites on the Future Land Use Map.

### 12. Land use description & applicability:

The site is designated as 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. See graphic portrayal to the right.



### “CSL” Goals/Objectives:

Improved development patterns along auto-oriented commercial corridors, revitalization.

**“CSL” Form & Location Characteristics:**

Commercial and services uses, 1-4 stories in height.

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 17 parcels at 3<sup>rd</sup> Street and Mallory. The parcels are to be rezoned to CMU-1.*

The request meets the criteria because CMU-1 is a compatible zoning district with CSL areas. CMU-1 is a more appropriate zoning district for low-intensity, neighborhood-serving commercial uses as opposed to CMU-3 which is intended for higher-intensity, regional-serving commercial uses.

**13. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Residential, Commercial, Office, Industrial, Parking, and Vacant land. The subject site is surrounded by the following zoning districts: CMU-3, RU-1, OG, EMP, and R-6. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**14. Degree of Change map**



The red boxes indicate the application site. There is no Degree of Change.

**15. Degree of Change Descriptions**

N/A

Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Bradyn Carson, Comprehensive Planning

Site Address/location: 3<sup>rd</sup> and Mallory

Land Use Designation (see pg. 102 for details): Low Intensity Commercial & Services (CSL)

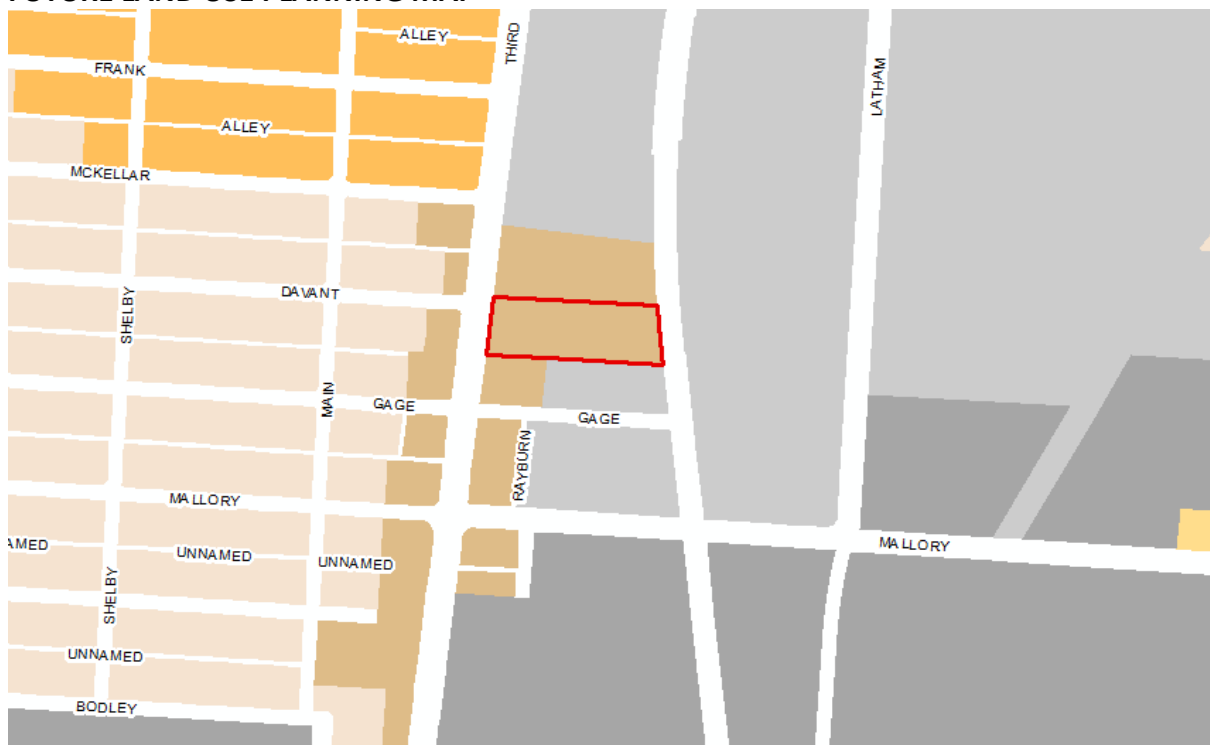
This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
050088 00013	0 S THIRD ST	Low Intensity Commercial & Services	CSL

**Based on the Existing, Adjacent Land Uses and Zoning, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

**16. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**17. Land use description & applicability:**

The site is designated as Low Intensity Commercial & Services (CSL). 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 building. These service areas are outside of the anchor boundary and usually located along a corridor or within its own area of multiple commercial and service amenities. See graphic portrayal to the right.



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**“CSL” Goals/Objectives:**

Improved development patterns along auto-oriented commercial corridors, revitalization.

**“CSL” Form & Location Characteristics:**

Commercial and services uses, 1-4 stories in height.

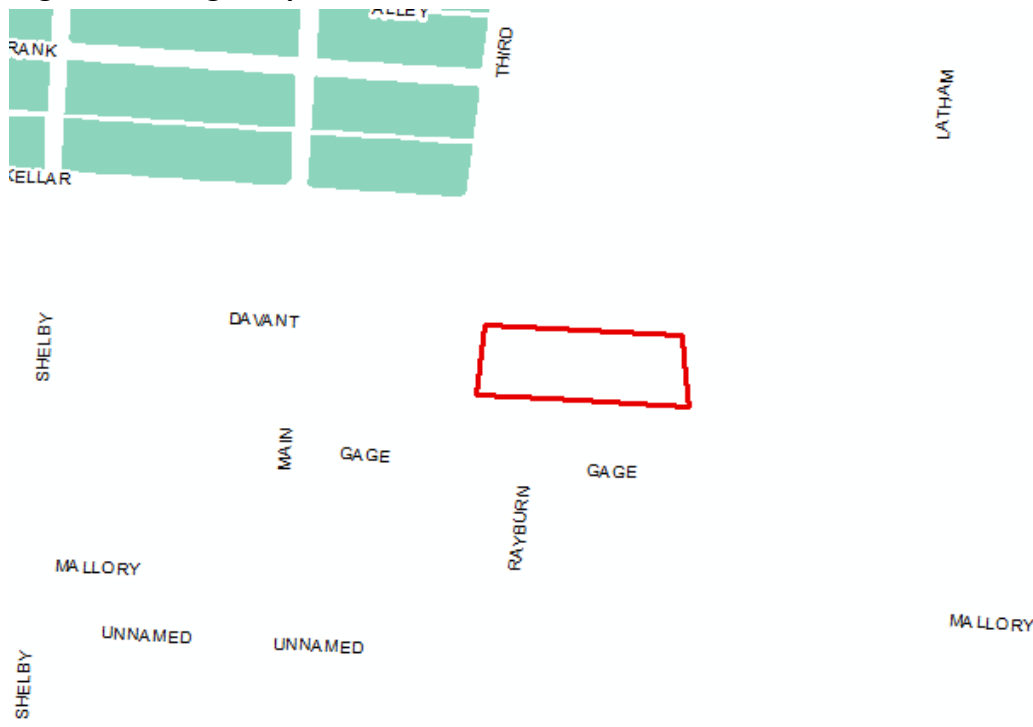
*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 1 parcel at 3<sup>rd</sup> Street and Mallory. The parcel is to be rezoned from CMU-3 to EMP.*

The request does not meet the criteria because EMP is not a compatible zoning district with CSL.

**18. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Industrial, Residential, Commercial, Institutional, and Vacant land. The subject site is surrounded by the following zoning districts: CMU-3, OG, EMP, and R-6. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**19. Degree of Change map**



The red boxes indicate the application site. There is no Degree of Change.

**20. Degree of Change Descriptions**



N/A

Based on the information provided, the proposal is **CONSISTENT** with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Bradyn Carson, Comprehensive Planning

Site Address/location: 3<sup>rd</sup> and Mitchell

Land Use Designation (see pg. 92 for details): Anchor – Neighborhood Main Street (A-NMS)

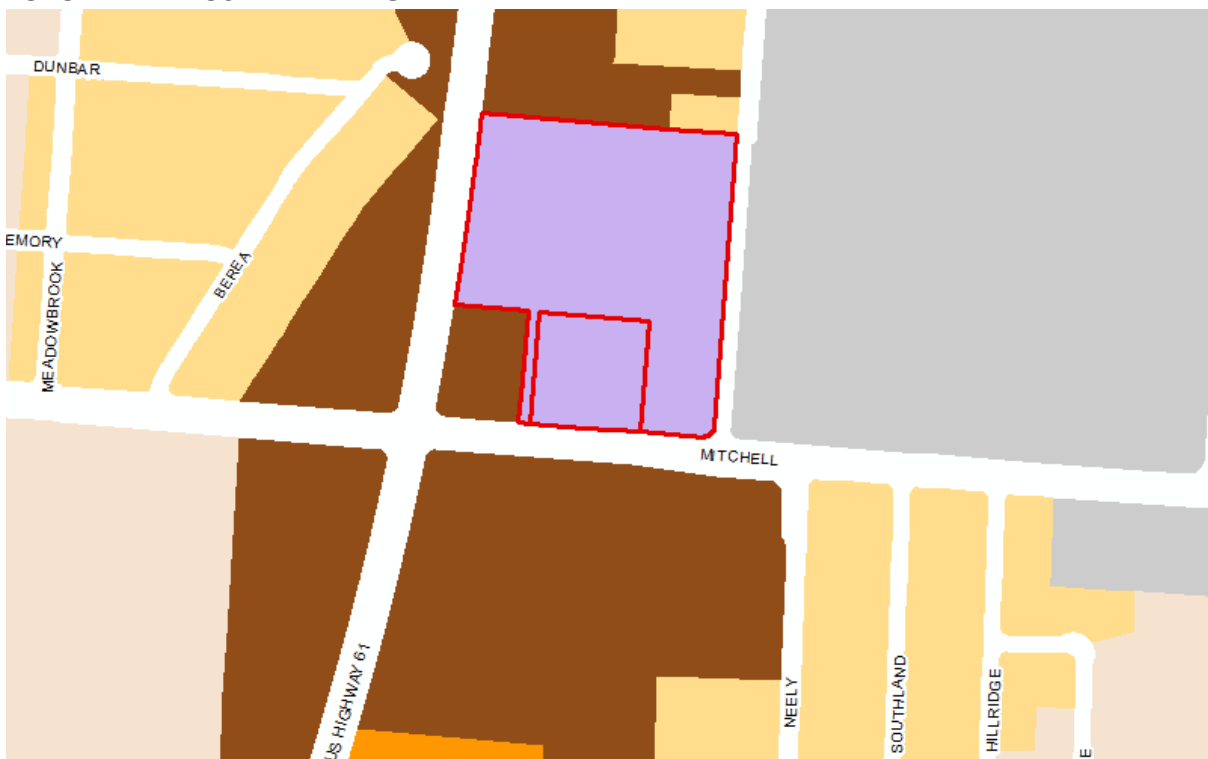
This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
050124 00043C	0 MITCHELL RD	Anchor - Neighborhood Main Street	A-NMS
050124 00045	3364 S HIGHWAY 61	Anchor - Neighborhood Main Street	A-NMS

Based on the Future Land Use Planning Map, the proposal is **CONSISTENT** with the Memphis 3.0 Comprehensive Plan.

The following information about the land use designation can be found on pages 76 – 122:

#### 21. FUTURE LAND USE PLANNING MAP



The red boxes indicate the application sites on the Future Land Use Map.

## 22. Land use description & applicability:

The site is designated as Anchor – Neighborhood Main Street (A-NMS). Neighborhood Main Street anchors are characterized by attached and detached mixed-use buildings that line the perimeter block along a street and may span several adjacent blocks. Neighborhood Main Streets provide retail and services to the surrounding neighborhoods. They serve as walkable or bikeable destinations where community members can meet multiple daily needs in a single trip. When thriving, they are nodes of activity that enliven a neighborhood. See graphic portrayal to the right.



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### “A-NMS” Goals/Objectives:

Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.

### “A-NMS” Form & Location Characteristics:

NURTURE, ACCELERATE, and SUSTAIN - Detached and attached single family, duplexes, triplexes, quadplexes, large homes and apartments, including those with active ground floor commercial uses (including live/work) along sidewalk, as well as commercial and institutional uses. House-scale and block-scale with 1-5 stories in height.

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 2 parcels at 3<sup>rd</sup> Street and Mitchell. The parcels are to be rezoned from CMU-3 to CMU-1.*

The request meets the criteria because CMU-1 is a compatible zoning district with A-NMS anchors. CMU-1 is a more appropriate zoning district for low-intensity, neighborhood-serving commercial uses as opposed to CMU-3 which is intended for higher-intensity, regional-serving commercial uses.

## 23. Existing, Adjacent Land Use and Zoning

The subject site is surrounded by the following land uses: Residential, Commercial, Institutional, Industrial, and Vacant land. The subject site is surrounded by the following zoning districts: CMU-3, RU-3, and R-6. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

## 24. Degree of Change map



The red boxes indicate the application site. The Degree of Change is Nurture.

**25. Degree of Change Descriptions**

Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place.

**Actions for Nurture anchors and anchor neighborhoods are meant to:**

- Stabilize the community
- Protect and support community assets
- Protect and stabilize existing affordable housing
- Promote activities that will stimulate market activity

**Ways to Nurture:**

- "Road diets" — reduce the number of lanes to make room for wider sidewalks, bike lanes, and/or on-street parking
- Improve pedestrian realm (sidewalks, crosswalks, planting buffer and street trees, street lights, street furniture)
- Repurpose vacant land as temporary civic space
- Grants for small business frontage improvement

- Reduce number of curb cuts to improve pedestrian and cyclist safety (access management)
- Enhance connectivity to transit network
- Introduce or improve bike lanes and sidewalks
- Improve public access points (covered bus stops, benches)
- Improve public services (trash cleanup and collection)
- Control scale and frequency of signage
- Plan community programs on streets or vacant lots (markets, festivals)
- Upgrade infrastructure to improve flood control and internet access
- Improve existing parks and civic buildings and spaces
- Allow increased density and building height
- Allow a broader mix of uses

**Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

Summary Compiled by: Bradyn Carson, Comprehensive Planning

Site Address/location: 3<sup>rd</sup> and Raines

Land Use Designation (see pg. 90 for details): Anchor – Neighborhood Crossing (A-NC)

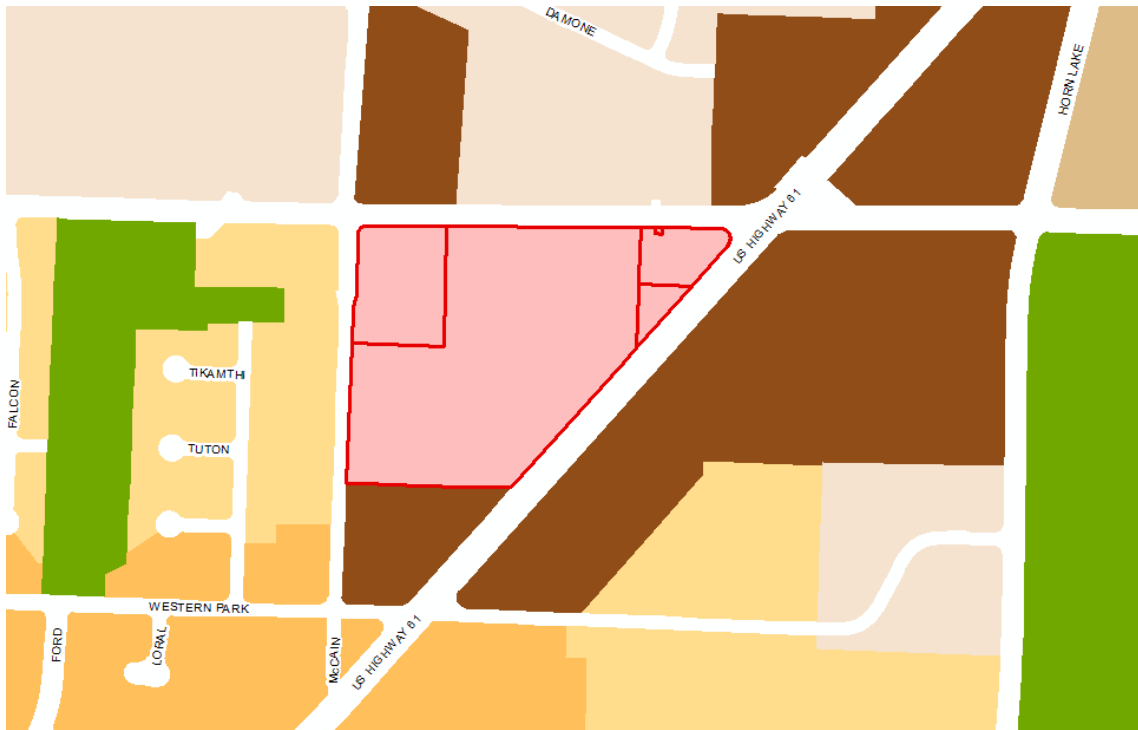
This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
075116 00001	4184 MCCAIN	Anchor - Neighborhood Crossing	A-NC
075116 00003Z	0 RAINES	Anchor - Neighborhood Crossing	A-NC
075116 00011	4155 S HIGHWAY 61	Anchor - Neighborhood Crossing	A-NC
075116 00012	0 S HIGHWAY 61	Anchor - Neighborhood Crossing	A-NC
075116 00013C	4233 S HIGHWAY 61	Anchor - Neighborhood Crossing	A-NC

**Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

**26. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**27. Land use description & applicability:**

The site is designated as Anchor – Neighborhood Crossing (A-NC). Neighborhood Crossing anchors are characterized by primarily detached house-scale buildings anchored by community institutions. Neighborhood Crossings provide convenient services to the surrounding residential neighborhoods in which they are embedded, allowing neighbors to walk or bike there. A neighborhood crossing can serve as a destination where neighbors rub elbows, and when thriving, can contribute to community character and identity. See graphic portrayal to the right.



**“A-NC” Goals/Objectives:**

Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.

**“A-NC” Form & Location Characteristics:**

NURTURE, ACCELERATE, and SUSTAIN: Primarily detached, single-family residences and commercial and institutional uses. Attached single-family, duplexes, triplexes, quadplexes and large homes (defined in the UDC as those apartment buildings with up to 6 units), including those with active ground floor commercial uses (including live/work) along sidewalk, are also permitted. House-scale and 1-3 stories in height.

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 5 parcels at 3<sup>rd</sup> Street and Raines. The parcels are to be rezoned from CMU-3 to CMU-1.*

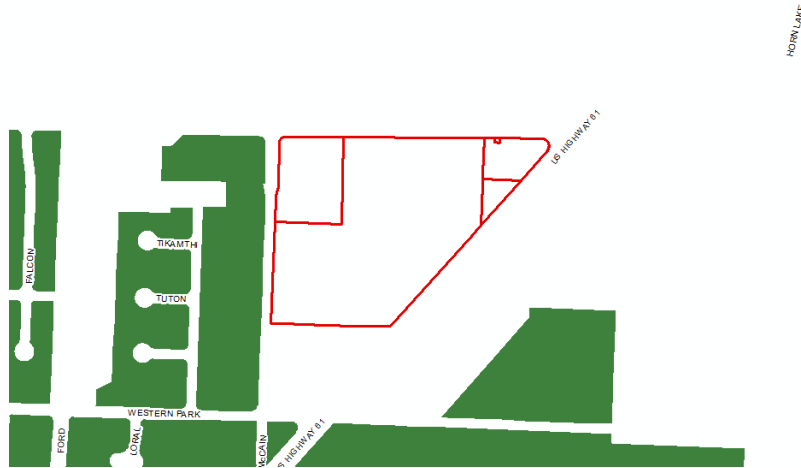
The request meets the criteria because commercial uses are compatible with A-NC anchors. CMU-1 is a more

appropriate zoning district for low-intensity, neighborhood-serving commercial uses as opposed to CMU-3 which is intended for higher-intensity, regional-serving commercial uses.

**28. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Residential, Commercial, and Vacant land. The subject site is surrounded by the following zoning districts: CMU-3 and R-6. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**29. Degree of Change map**



The red boxes indicate the application site. There is no Degree of Change.

**30. Degree of Change Descriptions**

N/A

Based on the information provided, the proposal is **CONSISTENT** with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Bradyn Carson, Comprehensive Planning

Site Address/location: 3<sup>rd</sup> and Weaver

Land Use Designation (see pg. 90 for details): Anchor – Neighborhood Crossing (A-NC)

This review consists of the parcels listed below:

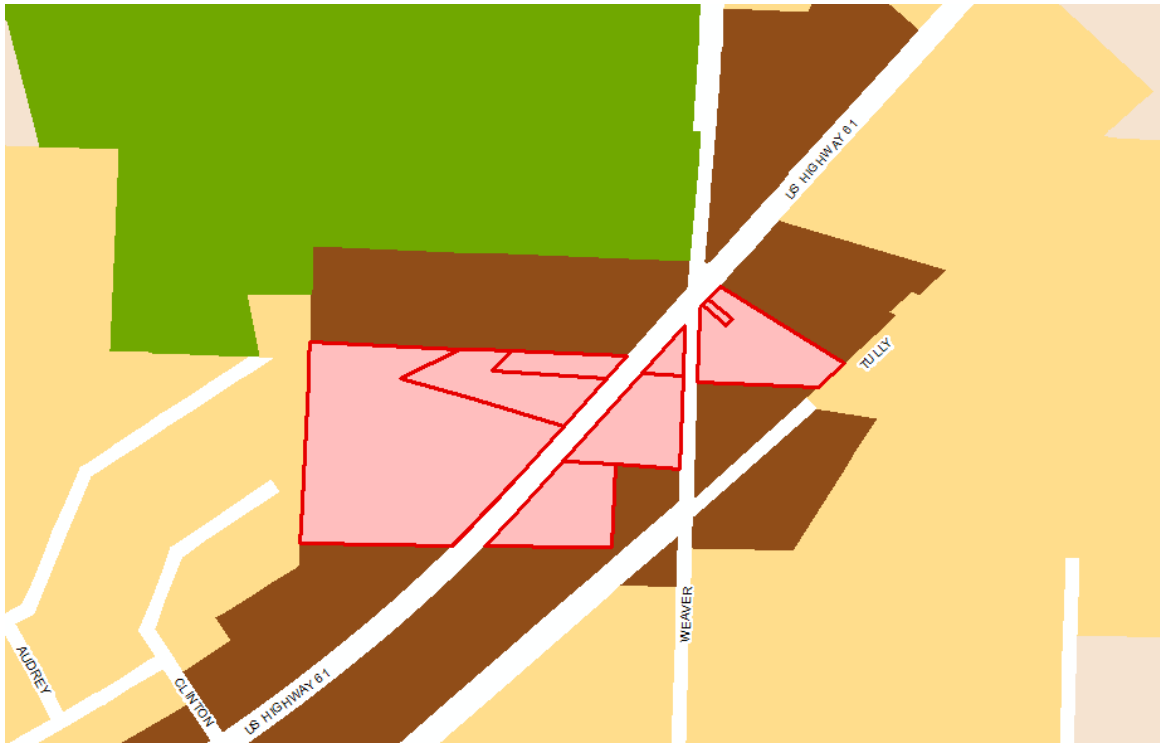
Parcel ID	Property Address	Future Land Use	FLU
075171 00109	4998 HWY 61	Anchor - Neighborhood Crossing	A-NC
075171 00134	4994 HIGHWAY 61	Anchor - Neighborhood Crossing	A-NC
082044 00010	0 HWY 61 S	Anchor - Neighborhood Crossing	A-NC
082044 00011	5035 HWY 61	Anchor - Neighborhood Crossing	A-NC
082044 00012	5077 HIGHWAY 61 S	Anchor - Neighborhood Crossing	A-NC
082045 00001	5002 HWY 61	Anchor - Neighborhood Crossing	A-NC
082045 00002	5032 HWY 61	Anchor - Neighborhood Crossing	A-NC
082045 00046	5074 S THIRD ST	Anchor - Neighborhood Crossing	A-NC

Based on the Future Land Use Planning Map, the proposal is **CONSISTENT** with the Memphis 3.0

**Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

**31. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**32. Land use description & applicability:**

The site is designated as Anchor – Neighborhood Crossing (A-NC). Neighborhood Crossing anchors are characterized by primarily detached house-scale buildings anchored by community institutions. Neighborhood Crossings provide convenient services to the surrounding residential neighborhoods in which they are embedded, allowing neighbors to walk or bike there. A neighborhood crossing can serve as a destination where neighbors rub elbows, and when thriving, can contribute to community character and identity. See graphic portrayal to the right.



**“A-NC” Goals/Objectives:**

Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.

**“A-NC” Form & Location Characteristics:**

NURTURE, ACCELERATE, and SUSTAIN: Primarily detached, single-family residences and commercial and institutional uses. Attached single-family, duplexes, triplexes, quadplexes and large homes (defined in the UDC as those apartment buildings with up to 6 units), including those with active ground floor commercial uses (including live/work) along sidewalk, are also permitted. House-scale and 1-3 stories in height.

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 8 parcels at 3<sup>rd</sup> Street and Weaver. The parcels are to be rezoned from CMU-3 to CMU-1.*

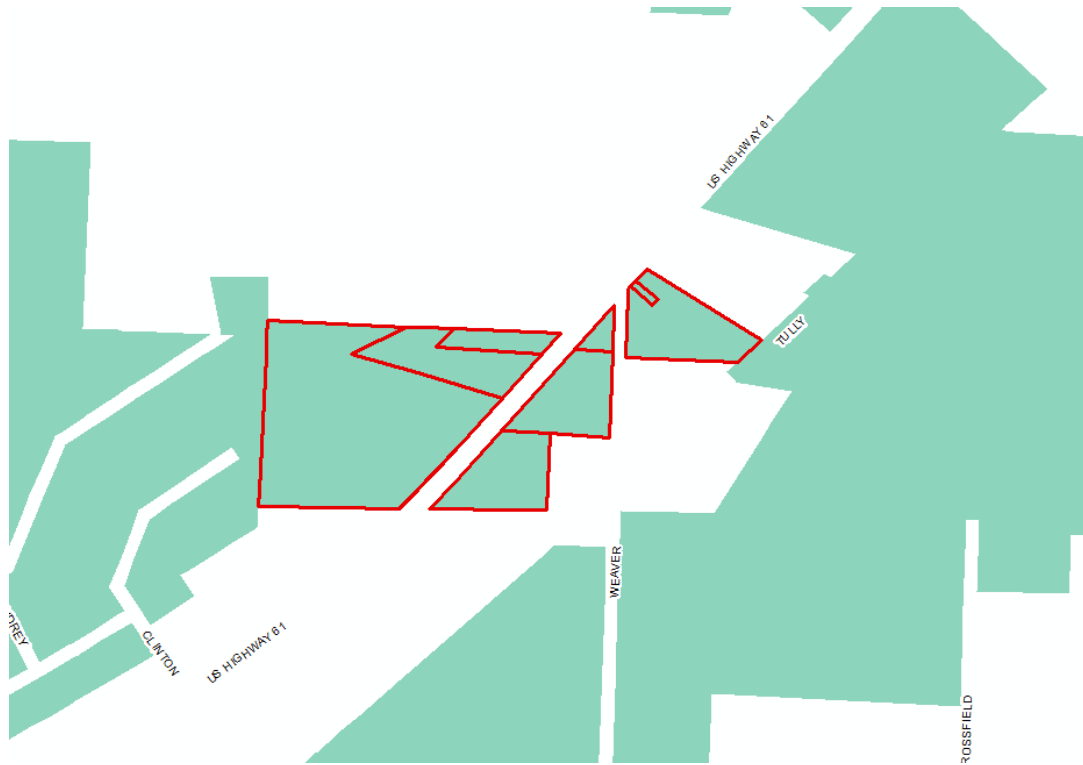


The request meets the criteria because commercial uses are compatible with A-NC anchors. CMU-1 is a more appropriate zoning district for low-intensity, neighborhood-serving commercial uses as opposed to CMU-3 which is intended for higher-intensity, regional-serving commercial uses.

**33. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Residential, Commercial, Industrial, and Vacant land. The subject site is surrounded by the following zoning districts: CMU-3, RU-2, R-8, and R-6. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**34. Degree of Change map**



The red boxes indicate the application site. The Degree of Change is Nurture.

**35. Degree of Change Descriptions**

Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place.

**Actions for Nurture anchors and anchor neighborhoods are meant to:**

- Stabilize the community
- Protect and support community assets
- Protect and stabilize existing affordable housing
- Promote activities that will stimulate market activity

**Ways to Nurture:**

- “Road diets” – reduce the number of lanes to make room for wider sidewalks, bike lanes, and/or on-street parking
- Improve pedestrian realm (sidewalks, crosswalks, planting buffer and street trees, street lights, street furniture)
- Repurpose vacant land as temporary civic space
- Grants for small business frontage improvement

- Reduce number of curb cuts to improve pedestrian and cyclist safety (access management)
- Enhance connectivity to transit network
- Introduce or improve bike lanes and sidewalks
- Improve public access points (covered bus stops, benches)
- Improve public services (trash cleanup and collection)
- Control scale and frequency of signage
- Plan community programs on streets or vacant lots (markets, festivals)
- Upgrade infrastructure to improve flood control and internet access
- Improve existing parks and civic buildings and spaces
- Allow increased density and building height
- Allow a broader mix of uses

**Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

Summary Compiled by: Bradyn Carson, Comprehensive Planning

Site Address/location: Elvis Presley & Alcy

Land Use Designation (see pg. 92 for details): Anchor – Neighborhood Main Street (A-NMS)

This review consists of the parcels listed below:

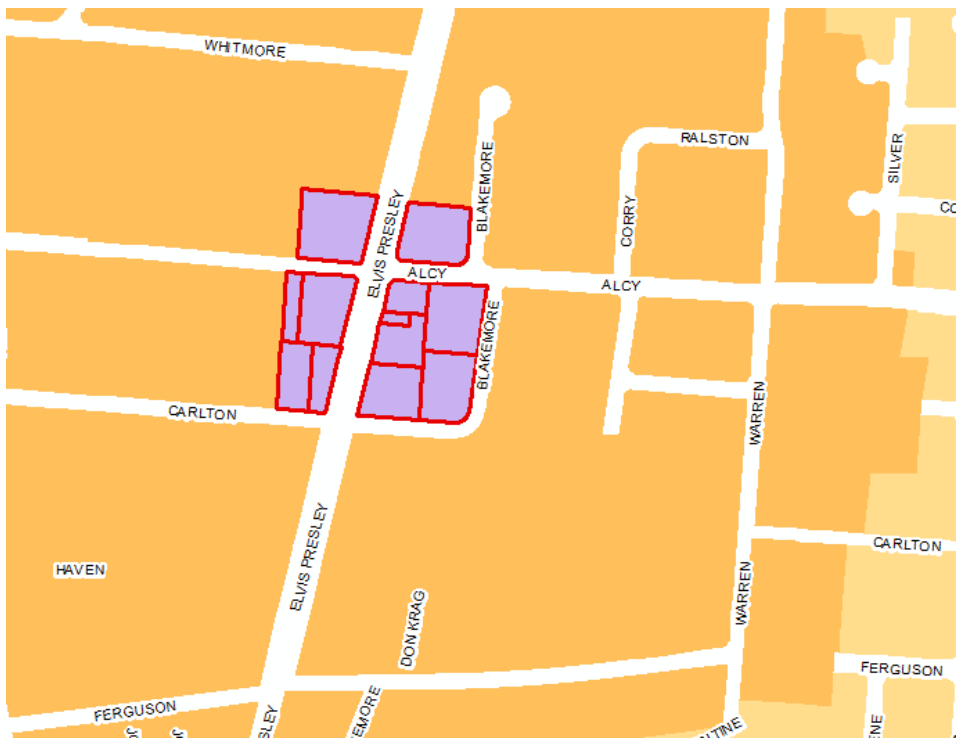
Parcel ID	Property Address	Future Land Use	FLU
060031 00031	2453 ELVIS PRESLEY BLVD	Anchor - Neighborhood Main Street	A-NMS
060032 00061C	2454 ELVIS PRESLEY BLVD	Anchor - Neighborhood Main Street	A-NMS
060168 00001	2468 ELVIS PRESLEY BLVD	Anchor - Neighborhood Main Street	A-NMS
060168 00002	1325 ALCY RD	Anchor - Neighborhood Main Street	A-NMS
060168 00003C	0 CARLTON	Anchor - Neighborhood Main Street	A-NMS
060168 00006	2500 ELVIS PRESLEY BLVD	Anchor - Neighborhood Main Street	A-NMS
060168 00008	2476 ELVIS PRESLEY BLVD	Anchor - Neighborhood Main Street	A-NMS
060168 00009	2482 ELVIS PRESLEY BLVD	Anchor - Neighborhood Main Street	A-NMS

		Street	NMS
060169 00014	1277 ALCY RD	Anchor - Neighborhood Main Street	A-NMS
060169 00015C	2469 ELVIS PRESLEY BLVD	Anchor - Neighborhood Main Street	A-NMS
060169 00018	2491 ELVIS PRESLEY BLVD	Anchor - Neighborhood Main Street	A-NMS
060169 00019	1278 CARLTON RD	Anchor - Neighborhood Main Street	A-NMS

Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

The following information about the land use designation can be found on pages 76 – 122:

**36. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**37. Land use description & applicability:**

The site is designated as Anchor – Neighborhood Main Street (A-NMS). Neighborhood Main Street anchors are characterized by attached and detached mixed-use buildings that line the perimeter of the block along street and may span several adjacent blocks. Neighborhood Main Streets provide retail and services to the surrounding neighborhoods. They serve as walkable or bikeable destinations where community members meet multiple daily needs in a single trip. When thriving, they are nodes of activity that enliven a neighborhood. See graphic portrayal to the right.



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**“A-NMS” Goals/Objectives:**

Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.

**“A-NMS” Form & Location Characteristics:**

NURTURE, ACCELERATE, and SUSTAIN - Detached and attached single-family, duplexes, triplexes, quadplexes, large homes and apartments, including those with active ground floor commercial uses (including live/work) along sidewalk, as well as commercial and institutional uses. Height: 1-5 stories. Scales: house-scale and block-scale.

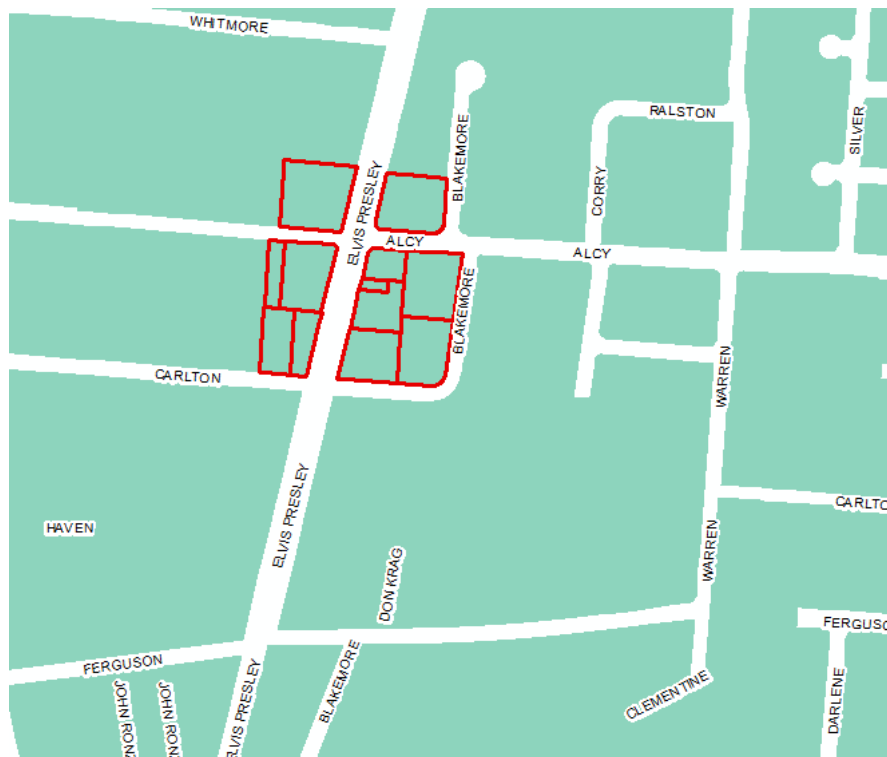
*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 12 parcels at Elvis Presley and Alcy. The parcels are to be rezoned from CMU-3 to CMU-1.*

The request meets the criteria because mixed-uses are compatible with A-NMS anchors. CMU-1 is a more appropriate zoning district for low-intensity, neighborhood-serving commercial uses as opposed to CMU-3 which is intended for higher-intensity, regional-serving commercial uses.

**38. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Residential, Commercial, and Office. The subject site is surrounded by the following zoning districts: CMU-3, RU-1 and RU-3. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**39. Degree of Change map**



The red boxes indicate the application site. The Degree of Change is Nurture.

**40. Degree of Change Descriptions**

Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place.

**Actions for Nurture anchors and anchor neighborhoods are meant to:**

- Stabilize the community
- Protect and support community assets
- Protect and stabilize existing affordable housing
- Promote activities that will stimulate market activity

**Ways to Nurture:**

- "Road diets" – reduce the number of lanes to make room for wider sidewalks, bike lanes, and/or on-street parking
- Improve pedestrian realm (sidewalks, crosswalks, planting buffer and street trees, street lights, street furniture)
- Repurpose vacant land as temporary civic space
- Grants for small business frontage improvement

- Reduce number of curb cuts to improve pedestrian and cyclist safety (access management)
- Enhance connectivity to transit network
- Introduce or improve bike lanes and sidewalks
- Improve public access points (covered bus stops, benches)
- Improve public services (trash cleanup and collection)
- Control scale and frequency of signage
- Plan community programs on streets or vacant lots (markets, festivals)
- Upgrade infrastructure to improve flood control and internet access
- Improve existing parks and civic buildings and spaces
- Allow increased density and building height
- Allow a broader mix of uses

**Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

Summary Compiled by: Melanie Batke, Comprehensive Planning

Site Address/location: J W Williams & Ayers

Land Use Designation (see pg. 82 & 90 for details): Anchor – Neighborhood Crossing (A-NC); Anchor Neighborhood – Mix of Building Types (AN-M)

This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
020086 00001	398 DECATUR ST	Anchor Neighborhood - Mix of Building Types	AN-M
051019 00015C	413 DECATUR ST	Anchor Neighborhood - Mix of Building Types	AN-M
051019 00018	998 JW WILLIAMS LN	Anchor Neighborhood - Mix of Building Types	AN-M
051019 00024	916 JW WILLIAMS LN	Anchor - Neighborhood Crossing	A-NC
051019 00025	0 W WILLIAMS LN	Anchor - Neighborhood Crossing	A-NC
051019 00026	0 W WILLIAMS LN	Anchor - Neighborhood Crossing	A-NC
051019 00027	412 AYERS ST	Anchor - Neighborhood Crossing	A-NC
051019 00028	0 AYERS ST	Anchor - Neighborhood Crossing	A-NC
051019 00029C	424 AYERS ST	Anchor Neighborhood - Mix of Building Types	AN-M
051019 00030	426 AYERS ST	Anchor Neighborhood - Mix of Building Types	AN-M
051019 00033C	924 J W WILLIAMS LN	Anchor Neighborhood - Mix of Building Types	AN-M

**Based on the Future Land Use Planning Map and Existing, Adjacent Land Use and Zoning, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

#### 41. FUTURE LAND USE PLANNING MAP



The red boxes indicate the application sites on the Future Land Use Map.

#### 42. Land use description & applicability:

The site includes parcels designated as Anchor – Neighborhood Crossing (A-NC). Neighborhood Crossing characterized by primarily detached house-scale buildings community institutions. Neighborhood Crossings provide services to the surrounding residential neighborhoods in are embedded, allowing neighbors to walk or bike there. A neighborhood crossing can serve as a destination where rub elbows, and when thriving, can contribute to community character and identity. See graphic portrayal to



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the right.

The site also includes parcels designated as Anchor Neighborhood – Mix of Building Types (AN-M), Accelerate. Building Types Anchor Neighborhoods are a combination three-story house-scale buildings with building scale large apartments of up to four stories close to anchors and corridors. In these neighborhoods is a mix of attached, detached, and detached residential, all located within a walk from the anchor destination. Any mixed-use is along allowing shopping destinations to connect between mixed-use and residential neighborhoods. See graphic portrayal to the right.



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corridors,

**“A-NC” Goals/Objectives:**

Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.

**“A-NC” Form & Location Characteristics:**

NURTURE, ACCELERATE, and SUSTAIN: Primarily detached, single-family residences and commercial and institutional uses. Attached single-family, duplexes, triplexes, quadplexes and large homes (defined in the UDC as those apartment buildings with up to 6 units), including those with active ground floor commercial uses (including live/work) along sidewalk, are also permitted. House-scale and 1-3 stories in height.

**“AN-M” Goals/Objectives:**

Preservation, stabilization, and/or intensification of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services, jobs, transit, building up not out.

**“AN-M” Form & Location Characteristics:**

NURTURE/SUSTAIN - Primarily detached, single-family residences. Attached single-family, duplexes, triplexes and quadplexes permitted on parcels within 100 feet of an anchor and at intersections where the presence of such housing type currently exists; Other housing and commercial types along avenues, boulevards and parkways as identified in the Street Types Map where same types exist on two or more adjacent parcels. Height: 1-3 stories. Scale: house-scale.

ACCELERATE: Primarily detached, single-family house-scale residences of 1-3 stories in height. Attached, house-scale single-family, duplexes, triplexes and quadplexes of 1-3 stories in height permitted on parcels within 200 feet of an anchor and at intersections where the presence of such housing type currently exists. Building-scale large homes and apartments of 2-4 stories in height permitted on parcels within 100 feet of an anchor; at intersections where the presence of such housing type currently exists at the intersection. Other housing and commercial types along avenues, boulevards and parkways as identified in the Street Types Map where same types exist on one or more adjacent parcels.

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 11 parcels at J W Williams & Ayers. The parcels are to be rezoned to CMU-1.*

The request meets the criteria for the parcels designated A-NC because commercial uses are compatible with A-NC anchors. CMU-1 is a more appropriate zoning district for low-intensity, neighborhood-serving commercial uses as opposed to CMU-3 which is intended for higher-intensity, regional-serving commercial uses.

The request does not meet the criteria for the parcels designated AN-M because commercial uses are not compatible with AN-M when not fronting an avenue, boulevard or parkway and where the same type exists on adjacent parcels.

**43. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Single-family Residential, Multi-family Residential, Vacant, Institutional, Commercial, Industrial and Office. The subject site is surrounded by the following zoning districts: R-6, RU-3, OG, CMU-1 and EMP. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**44. Degree of Change map**



The red box indicates the application site. The Degree of Change is Accelerate.

**45. Degree of Change Descriptions**

Accelerate areas rely on a mix of primarily private and philanthropic resources along with some public resources to intensify the existing pattern of a place.

**Actions for Accelerate anchors and anchor neighborhoods are meant to:**

- Improve public realm and infrastructure
- Improve multi-modal transportation options
- Speed up development activity
- Increase density
- Increase mix of uses
- Promote and protect affordable housing

**Ways to Accelerate:**

- Increase building height
- Allow greater mix of uses
- Attract retail and service uses that cater to larger-scale markets
- Reduce building setbacks or establish build-to lines
- Construct new streets or pathways to increase connectivity within large sites
- Consolidate smaller lots into larger parcels that are more attractive for development
- Consider tax increment financing (TIF) districts
- Improve or create parks and civic assets
- Promote pedestrian-oriented infill development
- Reduce surface parking in favor of structured parking and parking demand management options

**Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

Summary Compiled by: Andrew Schmitz, Comprehensive Planning

Site Address/location: Broad Avenue

Land Use Designation (see pg. 96 for details): Anchor – Urban Center (A-UC)

This review consists of the parcels listed below:

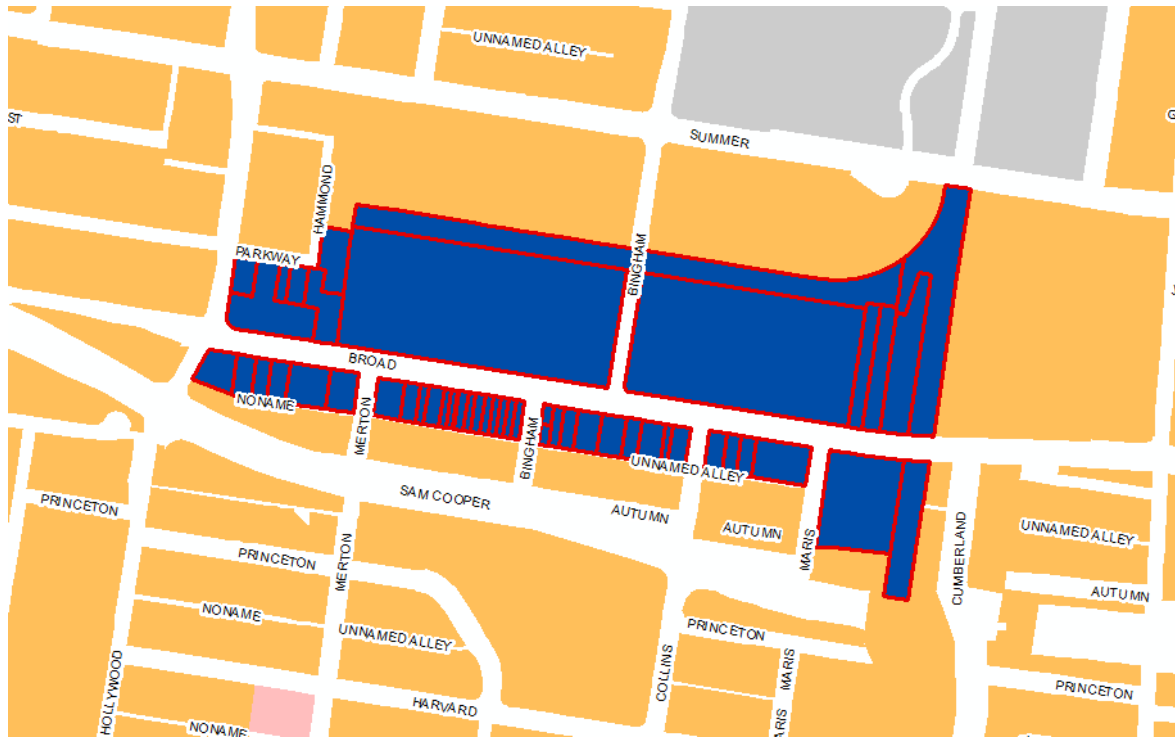
Parcel ID	Property Address	Future Land Use	FLU
033018 00001	2471 BROAD AVE	Anchor - Urban Center	A-UC
033018 00002	2481 BROAD AVE	Anchor - Urban Center	A-UC
033018 00003	BROAD AVE	Anchor - Urban Center	A-UC
033018 00004C	2487 BROAD AVE	Anchor - Urban Center	A-UC
033018 00020	2493 BROAD AVE	Anchor - Urban Center	A-UC
033018 00021	2497 BROAD AVE	Anchor - Urban Center	A-UC
033020 00014	0 BROAD AVE	Anchor - Urban Center	A-UC
033020 00015	2542 BROAD AVE	Anchor - Urban Center	A-UC
033020 00017C	0 HAMMOND CT	Anchor - Urban Center	A-UC
033020 00018C	478 N HOLLYWOOD ST	Anchor - Urban Center	A-UC
033020 00019	2489 PARKWAY PL	Anchor - Urban Center	A-UC
033020 00020	2485 PARKWAY PL	Anchor - Urban Center	A-UC

033020 00022C	482 N HOLLYWOOD ST	Anchor - Urban Center	A-UC
033020 00029C	2500 BROAD AVE	Anchor - Urban Center	A-UC
033021 00001	2519 BROAD AVE	Anchor - Urban Center	A-UC
033021 00002	2531 BROAD AVE	Anchor - Urban Center	A-UC
033021 00003	2535 BROAD AVE	Anchor - Urban Center	A-UC
033021 00004	2537 BROAD AVE	Anchor - Urban Center	A-UC
033021 00005	2541 BROAD AVE	Anchor - Urban Center	A-UC
033021 00007	2549 BROAD AVE	Anchor - Urban Center	A-UC
033021 00008	2551 BROAD ST	Anchor - Urban Center	A-UC
033021 00009	2553 BROAD AVE	Anchor - Urban Center	A-UC
033021 00010	2557 BROAD AVE	Anchor - Urban Center	A-UC
033021 00011	2559 BROAD AVE	Anchor - Urban Center	A-UC
033021 00012	2561 BROAD AVE	Anchor - Urban Center	A-UC
033021 00013	2563 BROAD AVE	Anchor - Urban Center	A-UC
033021 00023	2543 BROAD AVE	Anchor - Urban Center	A-UC
033021 00025	2545 BROAD	Anchor - Urban Center	A-UC
033021 00026	0 BROAD	Anchor - Urban Center	A-UC
033041 00002	2577 BROAD AVE	Anchor - Urban Center	A-UC
033041 00003C	2581 BROAD AVE	Anchor - Urban Center	A-UC
033041 00005C	2583 BROAD AVE	Anchor - Urban Center	A-UC
033041 00007C	2593 BROAD	Anchor - Urban Center	A-UC
033041 00009	2599 BROAD AVE	Anchor - Urban Center	A-UC
033041 00010C	BROAD AVE	Anchor - Urban Center	A-UC
033041 00012	2613 BROAD AVE	Anchor - Urban Center	A-UC
033041 00013	2615 BROAD AVE	Anchor - Urban Center	A-UC
033041 00024	2571 BROAD AVE	Anchor - Urban Center	A-UC
033041 00025	456 N BINGHAM ST	Anchor - Urban Center	A-UC
033042 00009C	2680 BROAD AVE	Anchor - Urban Center	A-UC
033042 00010	0 BROAD AVE	Anchor - Urban Center	A-UC
033042 00011	2670 BROAD AVE	Anchor - Urban Center	A-UC
033042 00012	490 N BINGHAM ST	Anchor - Urban Center	A-UC
033042 00017	0 BROAD	Anchor - Urban Center	A-UC
033044 00001	2665 BROAD AVE	Anchor - Urban Center	A-UC
033044 00002	0 BROAD	Anchor - Urban Center	A-UC
033045 00001C	2625 BROAD AVE	Anchor - Urban Center	A-UC
033045 00003	0 BROAD AVE	Anchor - Urban Center	A-UC
033045 00004	2635 BROAD AVE	Anchor - Urban Center	A-UC
033045 00005	2655 BROAD AVE	Anchor - Urban Center	A-UC

Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

The following information about the land use designation can be found on pages 76 – 122:

**46. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**47. Land use description & applicability:**

The site is designated as Anchor – Urban Center (A-UC). Urban Center anchors are characterized by attached buildings that continue for multiple blocks along a street. An Urban Center includes a vertical mix uses, featuring civic and cultural institutions that serve many neighborhoods or the entire city and which may anchor the center. An Urban Center is a destination for walkable retail, service, and leisure, accessible from across the city by multiple modes of transportation. Green space may be interspersed to provide community common space. See graphic portrayal to the right.



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**“A-UC” Goals/Objectives:**

Support organization of services, amenities, opportunities, and housing choices in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.

**“A-UC” Form & Location Characteristics:**

NURTURE, ACCELERATE, and SUSTAIN: Block-scale buildings that are primarily attached. Mix of uses, 1-12 stories in height, and several blocks of extent.

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 50 parcels on Broad Avenue. The parcels are to be rezoned to MU.*

The request meets the criteria because MU is a zoning district for a mix of uses that encourages pedestrian activity which is in line with the goals/objectives and description of A-UC areas. The mix of uses allowed

include multi-family residential, commercial, and institutional uses which are compatible with A-UC areas.

#### 48. Existing, Adjacent Land Use and Zoning

The subject site is surrounded by the following land uses: Residential, Commercial, Industrial, and Vacant land. The subject site is surrounded by the following zoning districts: EMP and CMU-1. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

#### 49. Degree of Change map



The red boxes indicate the application site. The Degree of Change is Accelerate.

#### 50. Degree of Change Descriptions

Accelerate areas rely on a mix of primarily private and philanthropic resources along with some public resources to intensify the existing pattern of a place.

**Actions for Accelerate anchors and anchor neighborhoods are meant to:**

- Improve public realm and infrastructure
- Improve multi-modal transportation options
- Speed up development activity
- Increase density
- Increase mix of uses
- Promote and protect affordable housing

**Ways to Accelerate:**

- Increase building height
- Allow greater mix of uses
- Attract retail and service uses that cater to larger-scale markets
- Reduce building setbacks or establish build-to lines
- Construct new streets or pathways to increase connectivity within large sites
- Consolidate smaller lots into larger parcels that are more attractive for development
- Consider tax increment financing (TIF) districts
- Improve or create parks and civic assets
- Promote pedestrian-oriented infill development
- Reduce surface parking in favor of structured parking and parking demand management options

Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Bradyn Carson, Comprehensive Planning



Site Address/location: Chelsea & Hollywood

Land Use Designation (see pg. 82 & 92 for details): Anchor Neighborhood – Mix of Building Types (AN-M);  
Anchor – Neighborhood Crossing (A-NMS);

This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
042016 00009	2410 CHELSEA AVE	Anchor - Neighborhood Main Street	A-NMS
042016 00010	2404 CHELSEA AVE	Anchor - Neighborhood Main Street	A-NMS
042016 00011	2400 CHELSEA AVE	Anchor - Neighborhood Main Street	A-NMS
042016 00012	2390 CHELSEA AVE	Anchor - Neighborhood Main Street	A-NMS
042017 00013C	1427 N HOLLYWOOD ST	Anchor - Neighborhood Main Street	A-NMS
042017 00016	2420 CHELSEA AVE	Anchor - Neighborhood Main Street	A-NMS
042017 00017	1436 OAKWOOD DR	Anchor Neighborhood - Mix of Building Types	AN-M
042018 00009	2419 CHELSEA AVE	Anchor - Neighborhood Main Street	A-NMS
042018 00010	2423 CHELSEA AVE	Anchor - Neighborhood Main Street	A-NMS
042018 00011	2427 CHELSEA AVE	Anchor - Neighborhood Main Street	A-NMS
042018 00012	0 CHELSEA AVE	Anchor - Neighborhood Main Street	A-NMS
042018 00013	0 CHELSEA AVE	Anchor - Neighborhood Main Street	A-NMS
042018 00014C	1383 E HOLLYWOOD ST	Anchor - Neighborhood Main Street	A-NMS
042018 00031	2399 CHELSEA AVE	Anchor - Neighborhood Main Street	A-NMS
042059 00002	2461 CHELSEA AVE	Anchor - Neighborhood Main Street	A-NMS
042059 00003	2469 CHELSEA	Anchor - Neighborhood Main Street	A-NMS
042059 00004	2477 CHELSEA AVE	Anchor - Neighborhood Main Street	A-NMS
042059 00005	0 BRYAN	Anchor - Neighborhood Main Street	A-NMS
042059 00008C	1378 HOLLYWOOD ST	Anchor - Neighborhood Main Street	A-NMS
042059 00017	1388 N HOLLYWOOD ST	Anchor - Neighborhood Main Street	A-NMS
042059 00018	1394 HOLLYWOOD	Anchor - Neighborhood Main Street	A-NMS
042059 00019	2455 CHELSEA AVE	Anchor - Neighborhood Main Street	A-NMS
042059 00020	2457 CHELSEA AVE	Anchor - Neighborhood Main Street	A-NMS
042060 00016	2474 CHELSEA AVE	Anchor - Neighborhood Main Street	A-NMS
042060 00019C	2456 CHELSEA AVE	Anchor - Neighborhood Main Street	A-NMS
042061 00025	2506 CHELSEA AVE	Anchor - Neighborhood Main Street	A-NMS
042061 00026	2504 CHELSEA	Anchor - Neighborhood Main Street	A-NMS
042061 00027	0 CHELSEA AVE	Anchor - Neighborhood Main Street	A-NMS
042061 00028	2494 CHELSEA AVE	Anchor - Neighborhood Main Street	A-NMS
042061 00029	2490 CHELSEA AVE	Anchor - Neighborhood Main Street	A-NMS

**51. Based on the Future Land Use Planning Map Existing, Adjacent Land Use and Zoning, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

**52. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**53. Land use description & applicability:**

The site includes parcels designated as Anchor Neighborhood – Mix of Building Types (AN-M). Mix of Types Anchor Neighborhoods are a combination of one to house-scale buildings with building scale large home and of up to four stories close to anchors and along corridors. In neighborhoods is a mix of attached, semi-detached, and residential, all located within a 10-minute walk from the destination. Any mixed-use is along corridors, allowing destinations to connect between mixed-use and residential neighborhoods. See graphic portrayal to the right.



Building three-story apartments these detached anchor shopping



The site also includes parcels designated as Anchor - Neighborhood Main Street (A-NMS). Neighborhood Main anchors are characterized by attached and detached buildings that line the perimeter of the block along a may span several adjacent blocks. Neighborhood Main Streets provide retail and services to the surrounding neighborhoods. They serve as walkable or bikeable where community members can meet multiple daily single trip. When thriving, they are nodes of activity that enliven a neighborhood.



Street  
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**“AN-M” Goals/Objectives:**

Preservation, stabilization, and/or intensification of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services, jobs, transit, building up not out.

**“AN-M” Form & Location Characteristics:**

NURTURE/SUSTAIN - Primarily detached, single-family residences. Attached single-family, duplexes, triplexes and quadplexes permitted on parcels within 100 feet of an anchor and at intersections where the presence of such housing type currently exists; Other housing and commercial types along avenues, boulevards and parkways as identified in the Street Types Map where same types exist on two or more adjacent parcels. Height: 1-3 stories. Scale: house-scale.

ACCELERATE: Primarily detached, single-family house-scale residences of 1-3 stories in height. Attached, house-scale single-family, duplexes, triplexes and quadplexes of 1-3 stories in height permitted on parcels within 200 feet of an anchor and at intersections where the presence of such housing type currently exists. Building-scale large homes and apartments of 2-4 stories in height permitted on parcels within 100 feet of an anchor; at intersections where the presence of such housing type currently exists at the intersection. Other housing and commercial types along avenues, boulevards and parkways as identified in the Street Types Map where same types exist on one or more adjacent parcels.

**“A-NMS” Goals/Objectives:**

Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.

**“A-NMs” Form & Location Characteristics:**

NURTURE, ACCELERATE, and SUSTAIN - Detached and attached single-family, duplexes, triplexes, quadplexes, large homes and apartments, including those with active ground floor commercial uses (including live/work) along sidewalk, as well as commercial and institutional uses. Height: 1-5 stories. Scales: house-scale and block-scale.

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 30 parcels at Chelsea & Hollywood. The parcels are to be rezoned to MU.*

The request meets the criteria for the parcels designated A-NMS. because a mix of uses is compatible with A-NMS anchors. MU is a more appropriate zoning district for mixed use areas that are intended to be walkable and bikeable destinations, as opposed to the current CMU-3 zoning which is intended for higher-intensity, regional-serving commercial uses.

The request does not meet the criteria for the parcels designated AN-M because mixed use is only compatible along corridors.

### 54. Existing, Adjacent Land Use and Zoning

The subject site is surrounded by the following land uses: Institutional, Vacant, Commercial, and Single-family Residential. The subject site is surrounded by the following zoning districts: CMU-1, CMU-3, R-6 and RU-1. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

### 55. Degree of Change map



The red box indicates the application site. The Degree of Change is Nurture.

### 56. Degree of Change Descriptions

Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place.

**Actions for Nurture anchors and anchor neighborhoods are meant to:**

- Stabilize the community
- Protect and support community assets
- Protect and stabilize existing affordable housing
- Promote activities that will stimulate market activity

**Ways to Nurture:**

- “Road diets” – reduce the number of lanes to make room for wider sidewalks, bike lanes, and/or on-street parking
- Improve pedestrian realm (sidewalks, crosswalks, planting buffer and street trees, street lights, street furniture)
- Repurpose vacant land as temporary civic space
- Grants for small business frontage improvement

- Reduce number of curb cuts to improve pedestrian and cyclist safety (access management)
- Enhance connectivity to transit network
- Introduce or improve bike lanes and sidewalks
- Improve public access points (covered bus stops, benches)
- Improve public services (trash cleanup and collection)
- Control scale and frequency of signage
- Plan community programs on streets or vacant lots (markets, festivals)
- Upgrade infrastructure to improve flood control and internet access
- Improve existing parks and civic buildings and spaces
- Allow increased density and building height
- Allow a broader mix of uses

**Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

Summary Compiled by: Andrew Schmitz, Comprehensive Planning

Site Address/location: Cooper St. (between Peabody and Central)

Land Use Designation (see pg. 92 for details): Anchor – Neighborhood Main Street (A-NMS)

This review consists of the parcels listed below:

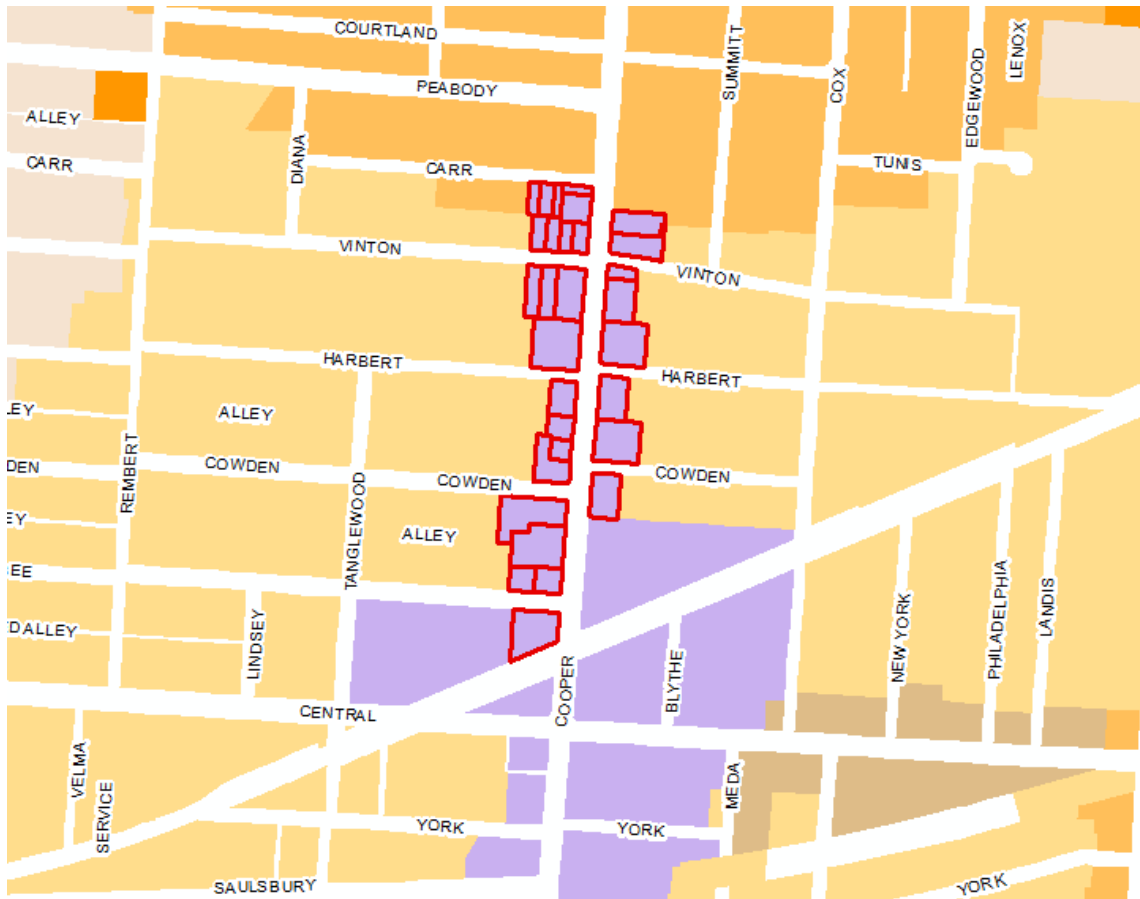
Parcel ID	Property Address	Future Land Use	FLU
016057 00024	2113 VINTON AVE	Anchor - Neighborhood Main Street	A-NMS
016057 00025	2119 VINTON AVE	Anchor - Neighborhood Main Street	A-NMS
016057 00026	585 S COOPER ST	Anchor - Neighborhood Main Street	A-NMS
016057 00027	2116 HARBERT AVE	Anchor - Neighborhood Main Street	A-NMS
016058 00020	2107 CARR AVE	Anchor - Neighborhood Main Street	A-NMS
016058 00021	2119 CARR AVE	Anchor - Neighborhood Main Street	A-NMS
016058 00022	2121 CARR AVE	Anchor - Neighborhood Main Street	A-NMS
016058 00023	549 S COOPER ST	Anchor - Neighborhood Main Street	A-NMS
016058 00024C	551 S COOPER ST	Anchor - Neighborhood Main Street	A-NMS
016058 00026	567 S COOPER ST	Anchor - Neighborhood Main Street	A-NMS
016058 00027	2124 VINTON AVE	Anchor - Neighborhood Main Street	A-NMS

016058 00028	2116 VINTON AVE	Anchor - Neighborhood Main Street	A-NMS
016058 00029	2112 VINTON AVE	Anchor - Neighborhood Main Street	A-NMS
028009 00031C	566 COOPER ST	Anchor - Neighborhood Main Street	A-NMS
028009 00033	560 S COOPER ST	Anchor - Neighborhood Main Street	A-NMS
028011 00001	574 S COOPER ST	Anchor - Neighborhood Main Street	A-NMS
028011 00022C	596 S COOPER ST	Anchor - Neighborhood Main Street	A-NMS
028011 00025C	588 S COOPER ST	Anchor - Neighborhood Main Street	A-NMS
028012 00001	612 S COOPER ST	Anchor - Neighborhood Main Street	A-NMS
028012 00024C	630 COOPER ST	Anchor - Neighborhood Main Street	A-NMS
028013 00001C	642 COOPER ST	Anchor - Neighborhood Main Street	A-NMS
030027 00002	0 S COOPER ST	Anchor - Neighborhood Main Street	A-NMS
030028 00010C	651 S COOPER ST	Anchor - Neighborhood Main Street	A-NMS
030028 00013	663 S COOPER ST	Anchor - Neighborhood Main Street	A-NMS
030028 00014	673 S COOPER ST	Anchor - Neighborhood Main Street	A-NMS
030028 00015	2118 HIGBEE AVE	Anchor - Neighborhood Main Street	A-NMS
030029 00011	615 S COOPER ST	Anchor - Neighborhood Main Street	A-NMS
030029 00012	619 S COOPER ST	Anchor - Neighborhood Main Street	A-NMS
030029 00013	629 S COOPER ST	Anchor - Neighborhood Main Street	A-NMS
030029 00014C	639 S COOPER ST	Anchor - Neighborhood Main Street	A-NMS

**Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

**57. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**58. Land use description & applicability:**

The site is designated as Anchor – Neighborhood (A-NMS). Neighborhood Main Street anchors are by attached and detached mixed-use buildings that perimeter of the block along a street and may span adjacent blocks. Neighborhood Main Streets provide services to the surrounding neighborhoods. They walkable or bikeable destinations where community meet multiple daily needs in a single trip. When are nodes of activity that enliven a neighborhood. See graphic portrayal to the right.



Main Street characterized line the several retail and serve as members can thriving, they

**“A-NMS” Goals/Objectives:**

Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.

**“A-NMS” Form & Location Characteristics:**

NURTURE, ACCELERATE, and SUSTAIN - Detached and attached single-family, duplexes, triplexes, quadplexes, large homes and apartments, including those with active ground floor commercial uses (including live/work) along sidewalk, as well as commercial and institutional uses. Height: 1-5 stories. Scales: house-scale and block-scale.

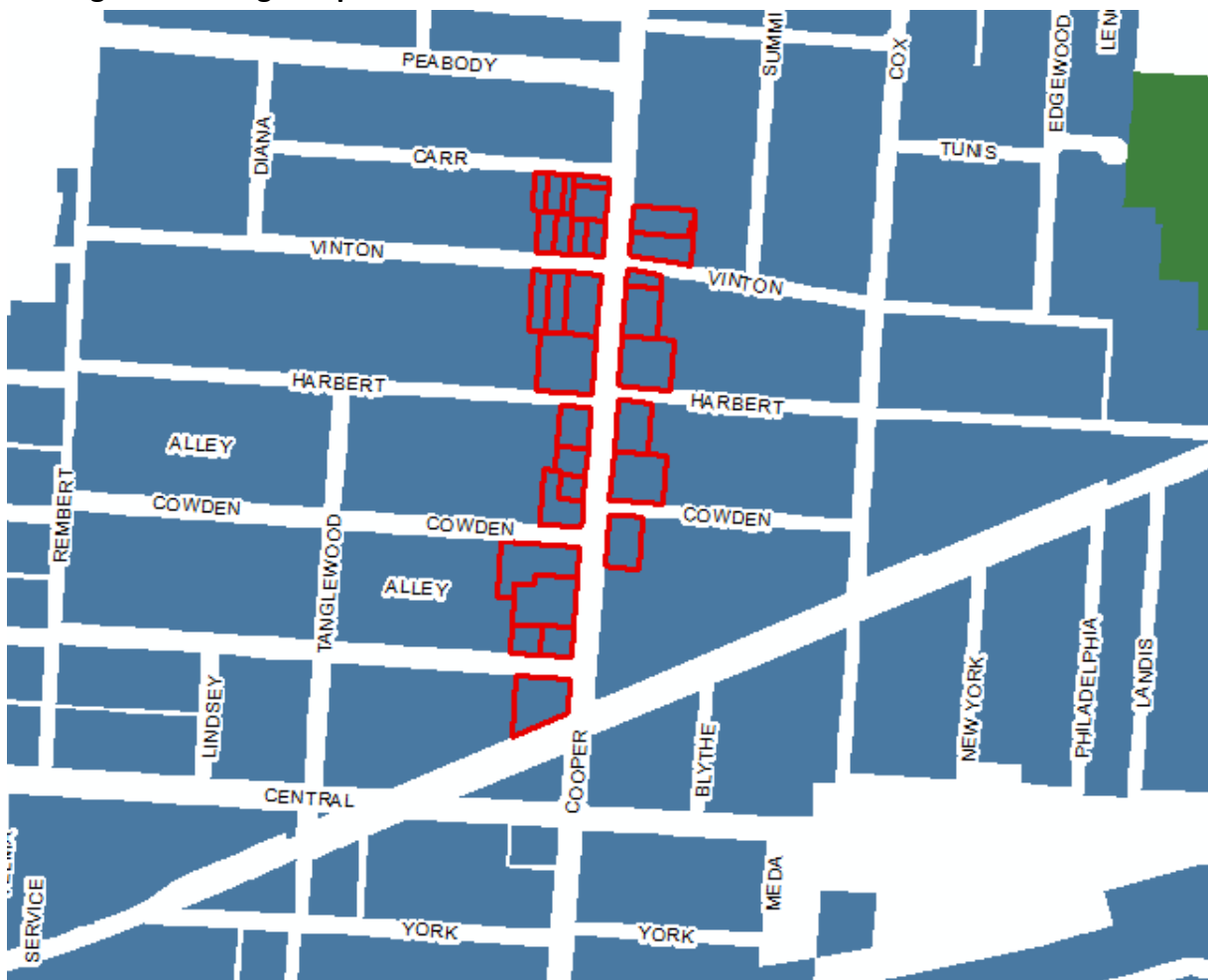
The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 30 parcels on Cooper Street between Peabody and Central. The parcels are to be rezoned to MU.

The request meets the criteria because a mix of uses is compatible with A-NMS anchors. MU is a more appropriate zoning district for mixed use areas that are intended to be walkable and bikeable destinations, as opposed to the current CMU-3 zoning which is intended for higher-intensity, regional-serving commercial uses.

### 59. Existing, Adjacent Land Use and Zoning

The subject site is surrounded by the following land uses: Single-family Residential, Commercial, Multi-family Residential, Office, and Recreation/Open Space. The subject site is surrounded by the following zoning districts: CMU-3, EMP, RU-1, RU-3, and R-6. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

### 60. Degree of Change map



The red boxes indicate the application site. The Degree of Change is Sustain.

### 61. Degree of Change Descriptions

Sustain areas rely on limited public support and private resources to maintain the existing pattern of a place.

**Actions for Sustain anchors and anchor neighborhoods are meant to:**

- Support existing market conditions
- Support maintenance of public realm and infrastructure
- Facilitate private investment and development that is contextually compatible
- Address building form with infill development

**Ways to Sustain:**

- Promote infill that is contextually compatible
- Maintain most existing zoning standards (not in conflict with future land use)
- Change street cross-sections to promote multi-modal transportation options
- Enhance connectivity to transit network
- Apply/Uphold historic overlay district overlays

- Address regulatory barriers to quality development
- Reduce number of curb cuts to improve pedestrian and cyclist safety (access management)
- Encourage "curb to door" pedestrian and ADA accommodations
- Construct new streets or pathways to increase connectivity within large sites
- Improve public access points (covered bus stops, benches)
- Improve public services (trash cleanup and collection)
- Control scale and frequency of signage
- Upgrade infrastructure to improve storm water runoff
- Improve existing parks and civic buildings and spaces
- Allow increased density and building height
- Allow a broader mix of uses

Based on the information provided, the proposal is **CONSISTENT** with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Andrew Schmitz, Comprehensive Planning

Site Address/location: Edge District Area

Land Use Designation (see pg. 82 & 84 for details): Anchor Neighborhood – Mix of Building Types (AN-M) & Anchor Neighborhood – Urban (AN-U)

This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
007006 00010	642 BEALE ST	Anchor Neighborhood - Urban	AN-U
007007 00001	653 BEALE ST	Anchor Neighborhood - Urban	AN-U
007007 00002	214 S ORLEANS ST	Anchor Neighborhood - Urban	AN-U
007007 00003	0	Anchor Neighborhood - Urban	AN-U
007007 00004C	708 DR M L KING JR AVE	Anchor Neighborhood - Urban	AN-U
007007 00012	0 DR M L KING JR AVE	Anchor Neighborhood - Urban	AN-U
007007 00014	0 DR M L KING JR AVE	Anchor Neighborhood - Urban	AN-U
007007 00016	0 DR M L KING JR AVE	Anchor Neighborhood - Urban	AN-U

007008 00029	226 LAUDERDALE ST	Anchor Neighborhood - Urban	AN-U
007008 00030C	JESSAMINE AVE	Anchor Neighborhood - Urban	AN-U
007008 00032	0 S ORLEANS ST	Anchor Neighborhood - Urban	AN-U
007008 00034	0 DR M L KING JR AVE	Anchor Neighborhood - Urban	AN-U
007008 00036C	594 DR M L KING JR AVE	Anchor Neighborhood - Urban	AN-U
007008 00042	254 S LAUDERDALE ST	Anchor Neighborhood - Urban	AN-U
007009 00014	555 BEALE ST	Anchor Neighborhood - Urban	AN-U
007009 00015	597 BEALE ST	Anchor Neighborhood - Urban	AN-U
007013 00009	281 CYNTHIA PL	Anchor Neighborhood - Urban	AN-U
007013 00010	0 CYNTHIA PL	Anchor Neighborhood - Mix of Building Types	AN-M
007013 00011	0 PONTOTOC AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007013 00012	0 PONTOTOC AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007013 00013	0 PONTOTOC AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007013 00014	0 PONTOTOC AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007013 00015	290 S LAUDERDALE ST	Anchor Neighborhood - Mix of Building Types	AN-M
007013 00016C	0 S LAUDERDALE ST	Anchor Neighborhood - Mix of Building Types	AN-M
007013 00018	0 S LAUDERDALE ST	Anchor Neighborhood - Mix of Building Types	AN-M
007013 00020	577 DR M L KING JR AVE	Anchor Neighborhood - Urban	AN-U
007013 00024	591 DR M L KING JR AVE	Anchor Neighborhood - Urban	AN-U
007013 00026	0 DR M L KING JR AVE	Anchor Neighborhood - Urban	AN-U
007013 00028	0 DR M L KING JR AVE	Anchor Neighborhood - Urban	AN-U
007013 00029	0 DR M L KING JR AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007014 00008	0 PONTOTOC AVE	Anchor Neighborhood - Urban	AN-U
007014 00009	634 E PONTOTOC AVE	Anchor Neighborhood - Urban	AN-U
007014 00010	0 PONTOTOC AVE	Anchor Neighborhood - Urban	AN-U
007014 00011	280 CYNTHIA PL	Anchor Neighborhood - Urban	AN-U
007014 00013C	0 DR M L KING JR AVE	Anchor Neighborhood - Urban	AN-U
007014 00018	0 DR M L KING JR AVE	Anchor Neighborhood - Urban	AN-U
007015 00001Z	0 S ORLEANS ST	Anchor Neighborhood - Urban	AN-U
007015 00002C	679 DR M L KING JR AVE	Anchor Neighborhood - Urban	AN-U
007015 00005	683 DR M L KING JR AVE	Anchor Neighborhood - Urban	AN-U
007015 00013	702 E PONTOTOC AVE	Anchor Neighborhood - Urban	AN-U
007015 00014	696 PONTOTOC	Anchor Neighborhood - Urban	AN-U
007015 00015	0 PONTOTOC	Anchor Neighborhood - Urban	AN-U
007015 00016	686 E PONTOTOC AVE	Anchor Neighborhood - Urban	AN-U
007015 00017	682 PONTOTOC	Anchor Neighborhood - Urban	AN-U
007015 00018	PONTOTOC	Anchor Neighborhood - Urban	AN-U
007015 00019	674 PONTOTOC	Anchor Neighborhood - Urban	AN-U
007015 00020	666 PONTOTOC	Anchor Neighborhood - Urban	AN-U
007015 00021	0 PONTOTOC	Anchor Neighborhood - Urban	AN-U

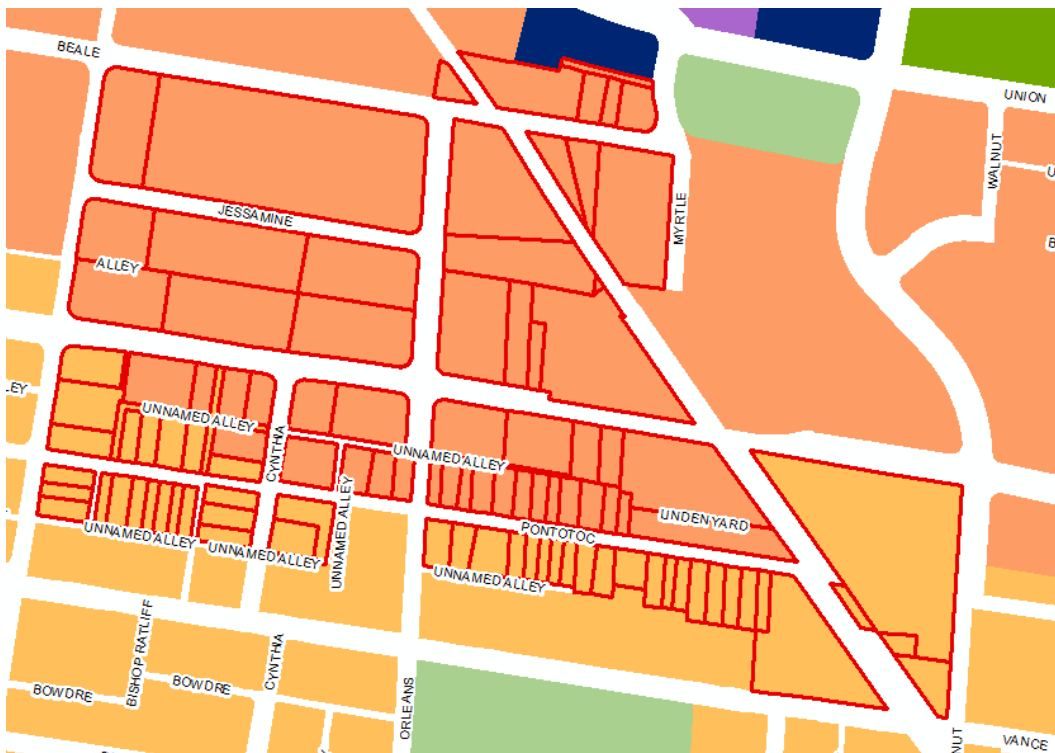


007015	00022	656 PONTOTOC	Anchor Neighborhood - Urban	AN-U
007015	00023	652 PONTOTOC	Anchor Neighborhood - Urban	AN-U
007015	00024	0 PONTOTOC	Anchor Neighborhood - Urban	AN-U
007015	00026	691 DR M L KING JR AVE	Anchor Neighborhood - Urban	AN-U
007015	00027	699 DR M L KING JR AVE	Anchor Neighborhood - Urban	AN-U
007015	00028	711 DR M L KING JR AVE	Anchor Neighborhood - Urban	AN-U
007015	00029	707 LINDEN YARD DR	Anchor Neighborhood - Urban	AN-U
007016	00001	304 S ORLEANS ST	Anchor Neighborhood - Mix of Building Types	AN-M
007016	00002	0 PONTOTOC	Anchor Neighborhood - Mix of Building Types	AN-M
007016	00003	665 E PONTOTOC AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007016	00004	PONTOTOC ST	Anchor Neighborhood - Mix of Building Types	AN-M
007016	00005	0 PONTOTOC	Anchor Neighborhood - Mix of Building Types	AN-M
007016	00006	0 PONTOTOC	Anchor Neighborhood - Mix of Building Types	AN-M
007016	00007	683 PONTOTOC	Anchor Neighborhood - Mix of Building Types	AN-M
007016	00008	0 PONTOTOC	Anchor Neighborhood - Mix of Building Types	AN-M
007016	00009	693 E PONTOTOC AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007016	00010	695 PONTOTOC	Anchor Neighborhood - Mix of Building Types	AN-M

Based on the Future Land Use Planning Map, the proposal is **CONSISTENT** with the Memphis 3.0 Comprehensive Plan.

The following information about the land use designation can be found on pages 76 – 122:

**62. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**63. Land use description & applicability:**

The site is designated as Anchor Neighborhood – Mix of Building Types (M). AN-M areas are a combination of one to three-story house-scale buildings with building scale large home and apartments of up to four stories close to anchors and along corridors. In these neighborhoods is a mix of attached, semi-detached, and detached residential, all located within a minute walk from the anchor destination. Any mixed-use is along corridors, allowing shopping destinations to connect between mixed-use residential neighborhoods. See graphic portrayal to the right.



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The site is also designated as 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. See graphic portrayal to the right.



-

**“AN-M” Goals/Objectives:**

Preservation, stabilization, and/or intensification of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services, jobs, transit, building up not out.

**“AN-U” Goals/Objectives:**

Support continued reinvestment and intensification of areas within walking distance to urban core and medical and educational anchors to support those anchors.

**“AN-M” Form & Location Characteristics:**

ACCELERATE: Primarily detached, single-family house-scale residences of 1-3 stories in height. Attached, house-scale single-family, duplexes, triplexes and quadplexes of 1-3 stories in height permitted on parcels within 200 feet of an anchor and at intersections where the presence of such housing type currently exists. Building-scale large homes and apartments of 2-4 stories in height permitted on parcels within 100 feet of an anchor; at intersections where the presence of such housing type currently exists at the intersection. Other housing and commercial types along avenues, boulevards and parkways as identified in the Street Types Map where same types exist on one or more adjacent parcels.

**“AN-U” Form & Location Characteristics:**

NURTURE, SUSTAIN, and ACCELERATE: Buildings are attached, semi-detached, and detached. Primarily block-scale with some house-scale residential, commercial, or mix of uses. 1-8 stories in height (and potential occasional high-rise) Primarily within 1/4 mile of a Citywide Anchor.

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 103 parcels near the Edge District. The parcels are to be rezoned to RU-4.*

The request meets the criteria because RU-4 is a generally compatible zoning district for both AN-M and AN-U

areas. The variety of housing types allowed in RU-4 are compatible with AN-M and AN-U, such as detached or attached single-family and multifamily residential.

**64. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Residential, Commercial, Institutional, Industrial, Recreation/Open Space, and Vacant land. The subject site is surrounded by the following zoning districts: RU-4, RU-3, EMP, CMU-3, CBD, and Sports/Entertainment. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**65. Degree of Change map**



The red boxes indicate the application site. The Degree of Change is Accelerate.

**66. Degree of Change Descriptions**

Accelerate areas rely on a mix of primarily private and philanthropic resources along with some public resources to intensify the existing pattern of a place.

**Actions for Accelerate anchors and anchor neighborhoods are meant to:**

- Improve public realm and infrastructure
- Improve multi-modal transportation options
- Speed up development activity
- Increase density
- Increase mix of uses
- Promote and protect affordable housing

**Ways to Accelerate:**

- Increase building height
- Allow greater mix of uses
- Attract retail and service uses that cater to larger-scale markets
- Reduce building setbacks or establish build-to lines
- Construct new streets or pathways to increase connectivity within large sites
- Consolidate smaller lots into larger parcels that are more attractive for development
- Consider tax increment financing (TIF) districts
- Improve or create parks and civic assets
- Promote pedestrian-oriented infill development
- Reduce surface parking in favor of structured parking and parking demand management options

Based on the information provided, the proposal is **CONSISTENT** with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Bradyn Carson, Comprehensive Planning

Site Address/location: Jackson Ave. (east of I-240)

Land Use Designation (see pg. 80, 88 & 104 for details): Primarily Single-Unit Neighborhood (NS); Primarily Multifamily Neighborhood (NM); High Intensity Commercial & Services (CSH)

This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
021012 00014C	982 JACKSON AVE	High Intensity Commercial & Services	CSH
021012 00021C	968 JACKSON AVE	High Intensity Commercial & Services	CSH
021012 00023	954 JACKSON AVE	High Intensity Commercial & Services	CSH
021012 00047	962 JACKSON AVE	High Intensity Commercial & Services	CSH
021014 00005	939 JACKSON AVE	High Intensity Commercial & Services	CSH
021014 00006	607 HASTINGS	High Intensity Commercial & Services	CSH
021023 00001	1021 JACKSON AVE	High Intensity Commercial & Services	CSH
021023 00002	0 JACKSON AVE	High Intensity Commercial & Services	CSH
021023 00003	1031 JACKSON AVE	High Intensity Commercial & Services	CSH
021023 00004	1030 JACKSON AVE	High Intensity Commercial & Services	CSH
021023 00005	1037 JACKSON AVE	High Intensity Commercial & Services	CSH
021023 00006	0 JACKSON AVE	High Intensity Commercial & Services	CSH
021023 00007	0 JACKSON AVE	High Intensity Commercial & Services	CSH
021024 00018	628 BREEDLOVE ST	Primarily Multifamily Neighborhood	NM

021024 00022	640 BREEDLOVE ST	High Intensity Commercial & Services	CSH
021028 00019	I-240	High Intensity Commercial & Services	CSH
021028 00020	1070 JACKSON AVE	High Intensity Commercial & Services	CSH
021028 00021	662 BREEDLOVE ST	High Intensity Commercial & Services	CSH
021028 00022	BREEDLOVE ST	High Intensity Commercial & Services	CSH
021029 00010	1054 JACKSON AVE	High Intensity Commercial & Services	CSH
021029 00011	0 JACKSON AVE	High Intensity Commercial & Services	CSH
021029 00012	0 JACKSON AVE	High Intensity Commercial & Services	CSH
021029 00013	0 JACKSON AVE	High Intensity Commercial & Services	CSH
021029 00014	1026 JACKSON AVE	High Intensity Commercial & Services	CSH
021029 00015C	1016 JACKSON AVE	High Intensity Commercial & Services	CSH
021029 00024	656 DECATUR ST	Primarily Single-Unit Neighborhood	NS
021029 00028C	652 JACKSON	High Intensity Commercial & Services	CSH
043052 00001	3471 JACKSON	Low Intensity Commercial & Services	CSL
021088 00018	1288 JACKSON AVE	High Intensity Commercial & Services	CSH
021088 00019	1286 JACKSON AVE	High Intensity Commercial & Services	CSH
021088 00020	0 JACKSON AVE	High Intensity Commercial & Services	CSH
021088 00021	1276 JACKSON AVE	High Intensity Commercial & Services	CSH
021089 00019	1262 JACKSON	High Intensity Commercial & Services	CSH
021089 00020	1258 JACKSON	High Intensity Commercial & Services	CSH
021089 00021	1254 JACKSON	High Intensity Commercial & Services	CSH
021089 00022	0 JACKSON AVE	High Intensity Commercial & Services	CSH
021090 00015C	1238 JACKSON AVE	High Intensity Commercial & Services	CSH
021090 00017	0 JACKSON AVE	High Intensity Commercial & Services	CSH
021092 00016	1218 JACKSON AVE	High Intensity Commercial & Services	CSH
021092 00018C	1192 JACKSON AVE	High Intensity Commercial & Services	CSH
021092 00046	0 JACKSON AVE	High Intensity Commercial & Services	CSH
021092 00047	0 JACKSON AVE	High Intensity Commercial & Services	CSH
021093 00002	1217 JACKSON AVE	High Intensity Commercial & Services	CSH
021093 00003	1217 JACKSON AVE	High Intensity Commercial & Services	CSH
021093 00004	1251 JACKSON	High Intensity Commercial & Services	CSH
021093 00005C	1279 JACKSON AVE	High Intensity Commercial & Services	CSH
021093 00028	680 N BELLEVUE BLVD	High Intensity Commercial & Services	CSH
021093 00029	680 BELLEVUE BLVD	High Intensity Commercial & Services	CSH
021093 00030	1201 JACKSON AVE	High Intensity Commercial & Services	CSH
021093 00031	1201 JACKSON AVE	High Intensity Commercial & Services	CSH

**Based on the Future Land Use Planning Map and Existing, Adjacent Land Use and Zoning, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

### 67. FUTURE LAND USE PLANNING MAP



The red boxes indicate the application sites on the Future Land Use Map.

### 68. Land use description & applicability:

The site includes parcels designated as Primarily Single-Neighborhood (NS). Primarily Single-Unit Neighborhoods greater than a half-mile outside of any anchor destination. neighborhoods contain mostly detached, house scale serving mostly single-family style living. This is considered suburban community that is not as walkable or accessible anchor. See graphic portrayal to the right.



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from an

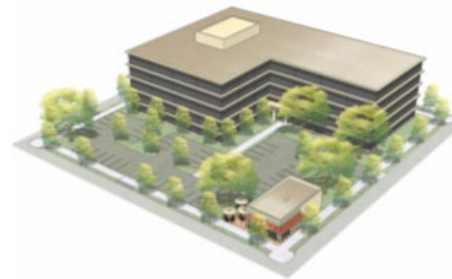


The site also includes parcels designated as Primarily Neighborhood (NM). Multifamily Neighborhoods are characterized by their house and block size buildings that combination of attached, detached and semi-attached. These neighborhoods are major residential hubs that consist of apartment complexes and condominiums, greater than a 10-minute walk outside of the closest graphic portrayal to the right.



Multifamily  
are a  
homes.  
  
and located  
anchor. See

The site also includes parcels designated as High Intensity & Services (CSH). High Intensity Commercial and Service similar to low intensity areas in that they also attract from near and far for various commercial businesses and greater than a 3-mile radius. These areas are auto- and located outside of anchors. Building sizes can vary in have a much greater floor footprint with often more space than low intensity areas, and often will not be future intensification of the area.



Commercial  
areas are  
residents  
can service  
oriented  
height, but  
leasable  
suitable for

**“NS” Goals/Objectives:**

Preservation/maintenance of existing single-family housing stock and neighborhoods.

**“NS” Form & Location Characteristics:**

- Primarily detached
- House-scale buildings
- Primarily residential
- 1-3 stories
- Beyond 1/2 mile from a Community Anchor

**“NM” Goals/Objectives:**

Preservation/maintenance of existing multi-family housing.

**“NM” Form & Location Characteristics:**

- Attached, semi-detached, and detached
- House-scale and some block-scale buildings
- Primarily residential with mixed use encouraged along avenues, boulevards and parkways as identified in the Street Types Map
- 1-3+ stories height
- Beyond 1/2 mile from a Community Anchor

**“CSH” Goals/Objectives:**

Maintenance of larger-scale commercial centers where viable.

**“CSH” Form & 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

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 40 parcels on Jackson Ave centered around I-240. The parcels are to be rezoned to CMU-1.*

The request does not meet the criteria for the parcels designated as NS because commercial uses are not compatible with NS.

The request does not meet the criteria for the parcels designated as NM because commercial uses are not compatible with NM when not along an avenue, boulevard or parkway.

The request does not meet the criteria for the parcels designated as CSH because CSH is intended for the higher intensity, auto-oriented commercial uses associated with CMU-3.

**69. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Single-family Residential, Multi-family Residential, Commercial, Office, Vacant and Institutional. The subject site is surrounded by the following zoning districts: CMU-3, RU-1, RU-3, R-6, and R-15. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**70. Degree of Change map**





The red boxes indicate the application site. The site is not in a Degree of Change area.

**71. Degree of Change Descriptions**

n/a

Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Andrew Schmitz, Comprehensive Planning

Site Address/location: Jackson Ave. (east of I-240)

Land Use Designation (see pg. 86 & 92 for details): Anchor Neighborhood – Primarily Single-Unit (AN-S); Anchor – Neighborhood Crossing (A-NC);

This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
021103 00001	1299 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
021103 00002	1309 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS

021103 00003	1317 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
021103 00004	1319 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
021103 00005	1321 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
021103 00006C	JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
021103 00008	1333 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
021103 00009	0 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
021103 00010	1341 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
021103 00011	1345 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
021103 00012	1353 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
021103 00013	1359 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
021103 00014	1367 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
021103 00016C	1383 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
021103 00017	1383 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
021103 00018	0 N WATKINS ST	Anchor Neighborhood - Primarily Single-Unit	AN-S
021103 00001	1299 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
021103 00036	0 JACKSON AVE AVE	Anchor - Neighborhood Main Street	A-NMS
021104 00014	745 N MANSFIELD	Anchor - Neighborhood Main Street	A-NMS
021104 00015	0 N MANSFIELD ST	Anchor - Neighborhood Main Street	A-NMS
021104 00016	0 N MANSFIELD ST	Anchor - Neighborhood Main Street	A-NMS
021104 00017	0 N MANSFIELD ST	Anchor - Neighborhood Main Street	A-NMS
021104 00018	1384 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
021104 00019	1380 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
021105 00017C	1344 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
021106 00019	1334 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
021106 00020	1330 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
021106 00021	1320 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
021107 00018C	1300 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
036002 00026C	1396 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
036003 00001C	1397 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
036008 00001	1433 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
036008 00002	1447 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
036008 00003	0 E JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
036008 00023	1448 LYNDALE AVE	Anchor - Neighborhood Main Street	A-NMS
036009 00028	1420 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
036009 00029C	1414 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS

**72. Based on the Future Land Use Planning Map and Existing, Adjacent Land Use and Zoning , the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

**73. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**74. Land use description & applicability:**

The site includes parcels designated as Anchor – Neighborhood Main Street (A-NMS). Neighborhood anchors are characterized by attached and detached buildings that line the perimeter of the block along a main street and may span several adjacent blocks. Neighborhood anchors provide retail and services to the surrounding neighborhoods. They serve as walkable or bikeable destinations where community members can meet multiple daily needs in a single trip. When thriving, they are nodes of activity that enliven a neighborhood. See graphic portrayal to the right.



Main Street mixed-use street and Main Streets

destinations needs in a

The site includes parcels designated as Anchor Neighborhood – Primarily Single Unit (AN-S). Primarily Anchor Neighborhoods are characterized by house scale between one and three stories high. A mixture of detached detached homes fills this residential designation around the location, mostly consisting of single-family homes or duplexes. These neighborhoods are located within a 10-minute walk of making residential more accessible for pedestrians to anchor. See graphic portrayal to the right.



Single-Unit buildings and semi-anchor duplexes. the anchor, amenities.

**“A-NMS” Goals/Objectives:**

Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.

**“A-NMS” Form & Location Characteristics:**

NURTURE, ACCELERATE, and SUSTAIN - Detached and attached single-family, duplexes, triplexes, quadplexes, large homes and apartments, including those with active ground floor commercial uses

**“AN-M” Goals/Objectives:**

Preservation and stabilization of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services and jobs, building up not out.

**“AN-M” Form & Location Characteristics:**

NURTURE - Primarily detached, single-family residences. Attached single-family residences permitted on parcels within 100 feet of an anchor. Height: 1-2 stories. Scale: house-scale.

SUSTAIN - Primarily detached, single-family residences. Attached single-family residences permitted on parcels within 100 feet of an anchor and along avenues, boulevards and parkways as identified in the Street Types Map. Height: 1-3 stories. Scale: house-scale.

ACCELERATE - Primarily detached, single-family residences. Attached single-family, duplexes, triplexes and quadplexes permitted on parcels within 100 feet of an anchor; at intersections where the presence of such housing type currently exists at the intersection and along avenues, boulevards and parkways as identified in the Street Types Map. Height: 1-3 stories. Scale: house-scale.

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 40 parcels on Jackson Ave east of I-240. The parcels are to be rezoned to MU.*

The request meets the criteria for the parcels designated as A-NMS because mixed uses are compatible with A-NMS. MU is a more appropriate zoning district for mixed use areas that are intended to be serve the surrounding neighborhoods, as opposed to the current CMU-3 zoning which is intended for higher-intensity, regional-serving commercial uses.

The request does not meet the criteria for the parcels designated as AN-S because commercial uses are not compatible with AN-S.

**75. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Single-family Residential, Multi-family Residential, Commercial, Office, Vacant and Institutional. The subject site is surrounded by the following zoning districts: CMU-3, RU-1, R-6, and RW. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**76. Degree of Change map**



The red boxes indicate the application site. The Degree of Change is Nurture.

## 77. Degree of Change Descriptions

Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place.

**Actions for Nurture anchors and anchor neighborhoods are meant to:**

- Stabilize the community
- Protect and support community assets
- Protect and stabilize existing affordable housing
- Promote activities that will stimulate market activity

**Ways to Nurture:**

- “Road diets” – reduce the number of lanes to make room for wider sidewalks, bike lanes, and/or on-street parking
- Improve pedestrian realm (sidewalks, crosswalks, planting buffer and street trees, street lights, street furniture)
- Repurpose vacant land as temporary civic space
- Grants for small business frontage improvement

- Reduce number of curb cuts to improve pedestrian and cyclist safety (access management)
- Enhance connectivity to transit network
- Introduce or improve bike lanes and sidewalks
- Improve public access points (covered bus stops, benches)
- Improve public services (trash cleanup and collection)
- Control scale and frequency of signage
- Plan community programs on streets or vacant lots (markets, festivals)
- Upgrade infrastructure to improve flood control and internet access
- Improve existing parks and civic buildings and spaces
- Allow increased density and building height
- Allow a broader mix of uses

**Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

Summary Compiled by: Andrew Schmitz, Comprehensive Planning

Site Address/location: Jackson Ave. (west of I-240)

Land Use Designation (see pg. 90 & 92 for details): ); Anchor – Neighborhood Crossing (A-NC); Anchor – Neighborhood Main Street (A-NMS)

This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
021013 00013	944 JACKSON AVE	Anchor - Neighborhood Crossing	A-NC
021013 00014	936 JACKSON AVE	Anchor - Neighborhood Crossing	A-NC
021013 00015C	910 JACKSON AVE	Anchor - Neighborhood Crossing	A-NC
021015 00001C	0 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
021015 00003C	975 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
021015 00007C	999 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS
021015 00018	0 GREENLAW AVE	Anchor - Neighborhood Main Street	A-NMS
021015 00019	0 GREENLAW	Anchor - Neighborhood Main Street	A-NMS
021015 00020	0 GREENLAW	Anchor - Neighborhood Main Street	A-NMS
021015 00021	0 GREENLAW	Anchor - Neighborhood Main Street	A-NMS



021015 00022	0 GREENLAW	Anchor - Neighborhood Main Street	A-NMS
021015 00023	0 GREENLAW	Anchor - Neighborhood Main Street	A-NMS
021015 00024	0 GREENLAW	Anchor - Neighborhood Main Street	A-NMS
021015 00025	0 HASTINGS ST	Anchor - Neighborhood Main Street	A-NMS
021015 00026	606 HASTINGS	Anchor - Neighborhood Main Street	A-NMS
021015 00027	0 HASTINGS ST	Anchor - Neighborhood Main Street	A-NMS
021015 00028	983 JACKSON AVE	Anchor - Neighborhood Main Street	A-NMS

Based on the Future Land Use Planning, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

The following information about the land use designation can be found on pages 76 – 122:

**78. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**79. Land use description & applicability:**

The site includes parcels designated as Anchor – Neighborhood Crossing (A-NC). Neighborhood Crossing anchors are characterized by primarily detached house-scale buildings anchored by community institutions. Neighborhood Crossings provide convenient services to the surrounding residential neighborhoods in which they are embedded, allowing neighbors to walk or bike there. A neighborhood crossing can serve as a destination where neighbors rub elbows, and when thriving, can contribute to community character and identity. See graphic portrayal to the right.



The site also includes parcels designated as Anchor – Neighborhood Main Street (A-NMS). Neighborhood Main anchors are characterized by attached and detached mixed-buildings that line the perimeter of the block along a street may span several adjacent blocks. Neighborhood Main Streets retail and services to the surrounding neighborhoods. They as walkable or bikeable destinations where community members can meet multiple daily needs in a single trip. When thriving, they are nodes of activity that enliven a neighborhood. See graphic portrayal to the right.



Street use and provide serve

**“A-NC” Goals/Objectives:**

Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.

**“A-NC” Form & Location Characteristics:**

NURTURE, ACCELERATE, and SUSTAIN: Primarily detached, single-family residences and commercial and institutional uses. Attached single-family, duplexes, triplexes, quadplexes and large homes (defined in the UDC as those apartment buildings with up to 6 units), including those with active ground floor commercial uses (including live/work) along sidewalk, are also permitted. Height: 1-3 stories. Scale: house-scale.

**“A-NMS” Goals/Objectives:**

Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.

**“A-NMS” Form & Location Characteristics:**

NURTURE, ACCELERATE, and SUSTAIN - Detached and attached single-family, duplexes, triplexes, quadplexes, large homes and apartments, including those with active ground floor commercial uses

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 17 parcels on Jackson Ave west of I-240. The parcels are to be rezoned to MU.*

The request meets the criteria because mixed uses are compatible with A-NC and A-NMS. MU is a more appropriate zoning district for mixed use areas that are intended to be serve the surrounding neighborhoods, as opposed to the current CMU-3 zoning which is intended for higher-intensity, regional-serving commercial uses.



### 80. Existing, Adjacent Land Use and Zoning

The subject site is surrounded by the following land uses: Single-family Residential, Commercial, Office, Vacant and Institutional. The subject site is surrounded by the following zoning districts: CMU-3, MU, MDR, RU-1, and RU-3. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

### 81. Degree of Change map



The red boxes indicate the application site. The site is not in a Degree of Change area.

### 82. Degree of Change Descriptions

n/a

Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Andrew Schmitz, Comprehensive Planning

Site Address/location: Jackson Avenue from Tillman to Mayfair

Land Use Designation (see pg. 102 for details): Low Intensity Commercial & Services (CSL)

This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
038001 00001C	0 JACKSON AVE	Low Intensity Commercial & Services	CSL
038025 00001	3143 JACKSON AVE	Low Intensity Commercial & Services	CSL
038025 00002	3149 JACKSON AVE	Low Intensity Commercial & Services	CSL
038025 00003	3153 JACKSON AVE	Low Intensity Commercial & Services	CSL
038025 00004	3159 JACKSON AVE	Low Intensity Commercial & Services	CSL
038025 00005	3163 JACKSON AVE	Low Intensity Commercial & Services	CSL
038025 00006	3169 JACKSON AVE	Low Intensity Commercial & Services	CSL
038025 00007	3173 JACKSON AVE	Low Intensity Commercial & Services	CSL
038025 00008	3177 JACKSON AVE	Low Intensity Commercial & Services	CSL
038025 00009	3183 JACKSON AVE	Low Intensity Commercial & Services	CSL
038025 00010	3187 JACKSON AVE	Low Intensity Commercial & Services	CSL
038025 00011	3191 JACKSON AVE	Low Intensity Commercial & Services	CSL
038025 00012	3199 E JACKSON AVE	Low Intensity Commercial & Services	CSL
038025 00013	3203 JACKSON AVE	Low Intensity Commercial & Services	CSL
038025 00014	3215 JACKSON AVE	Low Intensity Commercial & Services	CSL
043052 00001	3471 JACKSON	Low Intensity Commercial & Services	CSL
043052 00017	3453 JACKSON AVE	Low Intensity Commercial & Services	CSL
043052 00018	3467 JACKSON	Low Intensity Commercial & Services	CSL
043053 00001	3441 JACKSON AVE	Low Intensity Commercial & Services	CSL
043053 00015	3433 JACKSON AVE	Low Intensity Commercial & Services	CSL
043054 00001	3421 JACKSON AVE	Low Intensity Commercial & Services	CSL
043054 00002C	3401 JACKSON AVE	Low Intensity Commercial & Services	CSL
043055 00001	3389 JACKSON AVE	Low Intensity Commercial & Services	CSL
043055 00027C	3373 JACKSON AVE	Low Intensity Commercial & Services	CSL
043055 00029	3379 JACKSON AVE	Low Intensity Commercial & Services	CSL
043056 00001C	3365 JACKSON AVE	Low Intensity Commercial & Services	CSL
043056 00034C	3349 JACKSON AVE	Low Intensity Commercial & Services	CSL
043057 00001	3331 JACKSON AVE	Low Intensity Commercial & Services	CSL
043057 00034	3327 JACKSON AVE	Low Intensity Commercial & Services	CSL
043058 00001C	3311 JACKSON AVE	Low Intensity Commercial & Services	CSL
043059 00058C	3281 JACKSON AVE	Low Intensity Commercial & Services	CSL
043060 00001C	3275 JACKSON AVE	Low Intensity Commercial & Services	CSL
043060 00044	3251 JACKSON AVE	Low Intensity Commercial & Services	CSL
043060 00045	3257 JACKSON	Low Intensity Commercial & Services	CSL

043060 00046	3265 JACKSON AVE	Low Intensity Commercial & Services	CSL
043060 00047	3269 JACKSON AVE	Low Intensity Commercial & Services	CSL
043061 00002C	3243 JACKSON AVE	Low Intensity Commercial & Services	CSL
043061 00019C	3231 JACKSON AVE	Low Intensity Commercial & Services	CSL
052077 00002Z	0 TILLMAN ST	Low Intensity Commercial & Services	CSL
052077 00004C	0 JACKSON AVE	Low Intensity Commercial & Services	CSL

Based on the Future Land Use Planning Map, the proposal is **CONSISTENT** with the Memphis 3.0 Comprehensive Plan.

The following information about the land use designation can be found on pages 76 – 122:

**83. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**84. Land use description & applicability:**

The site is designated as 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. See graphic portrayal to the right.



**“CSL” Goals/Objectives:**

Improved development patterns along auto-oriented commercial corridors, revitalization.

**“CSL” Form & Location Characteristics:**

Commercial and services uses, 1-4 stories in height.

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 40 parcels on Jackson Avenue. The parcels are to be rezoned from CMU-3 to CMU-1.*

The request meets the criteria because CMU-1 is a compatible zoning district with CSL areas. CMU-1 is a more appropriate zoning district for low-intensity, neighborhood-serving commercial uses as opposed to CMU-3 which is intended for higher-intensity, regional-serving commercial uses.

**85. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Commercial, Residential, Office, Institutional, Parking, and Vacant land. The subject site is surrounded by the following zoning districts: CMU-3, EMP, RU-3, and RU-1. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**86. Degree of Change map**



The red boxes indicate the application site. There is no Degree of Change.

**87. Degree of Change Descriptions**

N/A

Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Bradyn Carson, Comprehensive Planning

Site Address/location: Park and Airways

Land Use Designation (see pg. 82 and 92 for details): Anchor Neighborhood- Mix of Building Types (AN-M), Anchor Neighborhood Main Street (A-NMS)

This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
029046 00019	1335 BRUCE ST	Anchor Neighborhood - Mix of Building Types	AN-M
029046 00020C	2276 PARK AVE	Anchor Neighborhood - Mix of Building Types	AN-M
029046 00024	2268 PARK AVE	Anchor Neighborhood - Mix of Building Types	AN-M
029046 00025	2262 PARK AVE	Anchor Neighborhood - Mix of Building Types	AN-M
029047 00012	2306 PARK AVE	Anchor Neighborhood - Mix of Building Types	AN-M
029047 00014	1340 BRUCE ST	Anchor Neighborhood - Mix of Building Types	AN-M
029047 00026	0 PARK AVE	Anchor Neighborhood - Mix of Building Types	AN-M
029047 00027	2292 PARK AVE	Anchor Neighborhood - Mix of Building Types	AN-M
029048 00002	0 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
029048 00003	1297 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
029048 00004	1305 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
029048 00005	1309 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
029048 00006	1311 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
029048 00007	1313 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
029048 00008	0 AIRWAYS	Anchor Neighborhood - Mix of Building Types	AN-M
029048 00009	0 AIRWAYS	Anchor Neighborhood - Mix of Building Types	AN-M
029048 00010	1323 AIRWAYS	Anchor Neighborhood - Mix of Building Types	AN-M
029048 00011	1327 AIRWAYS	Anchor Neighborhood - Mix of Building Types	AN-M
029048 00012	1331 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
029048 00013	1335 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
029048 00014C	1341 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
029048 00017	2312 PARK AVE	Anchor Neighborhood - Mix of Building Types	AN-M
029048 00018	1340 SAMPLE ST	Anchor Neighborhood - Mix of	AN-M

		<b>Building Types</b>	
029048 00019	1334 SAMPLE ST	Anchor Neighborhood - Mix of Building Types	AN-M
029048 00020	1332 SAMPLE ST	Anchor Neighborhood - Mix of Building Types	AN-M
029048 00021	1328 SAMPLE ST	Anchor Neighborhood - Mix of Building Types	AN-M
029049 00006C	1277 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
029049 00008	0 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
029050 00001C	0 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
029050 00003	1249 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
029050 00004	1253 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
029050 00005	1257 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
029050 00006	1263 AIRWAYS	Anchor Neighborhood - Mix of Building Types	AN-M
029051 00001	1264 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
029051 00030	2340 DOUGLASS AVE	Anchor Neighborhood - Mix of Building Types	AN-M
029054 00001	0 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
029054 00032	0 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
029054 00033	1242 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
029054 00034	1238 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
047021 00004C	1353 PARK AVE	Anchor - Neighborhood Main Street	A-NMS
047021 00009	1377 AIRWAYS BLVD	Anchor - Neighborhood Main Street	A-NMS
047021 00010	1383 AIRWAYS BLVD	Anchor - Neighborhood Main Street	A-NMS
047021 00016	1427 AIRWAYS BLVD	Anchor - Neighborhood Main Street	A-NMS
047022 00004	1460 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
047022 00005	0 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
061001 00001	1282 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
061001 00028	1300 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
061001 00029	1296 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
061001 00030	1292 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M

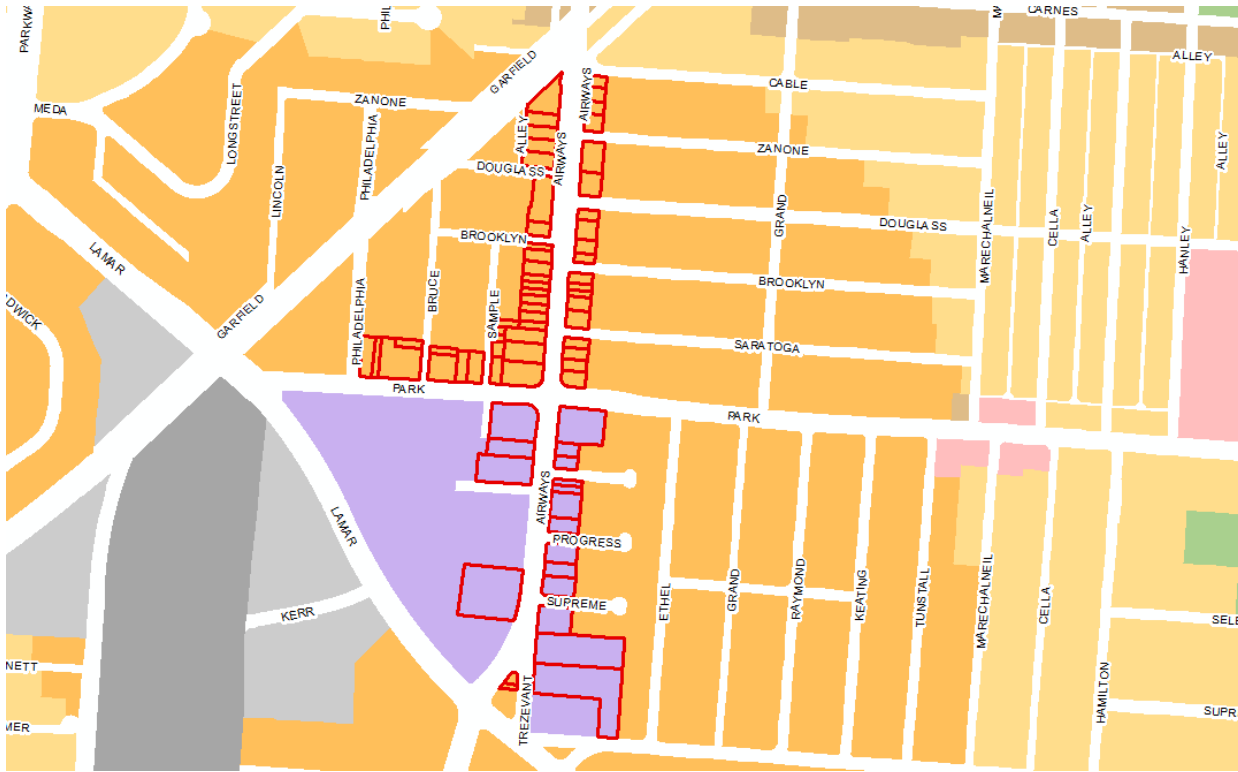
061002 00001	1308 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
061002 00035	1324 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
061002 00036	0 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
061002 00037	1314 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
061002 00038	1312 AIRWAYS	Anchor Neighborhood - Mix of Building Types	AN-M
061003 00001	0 AIRWAYS	Anchor Neighborhood - Mix of Building Types	AN-M
061003 00029	0 AIRWAYS BLVD	Anchor Neighborhood - Mix of Building Types	AN-M
061003 00030	1340 AIRWAYS	Anchor Neighborhood - Mix of Building Types	AN-M
061003 00031	1336 AIRWAYS	Anchor Neighborhood - Mix of Building Types	AN-M
061004 00001C	2335 PARK AVE	Anchor - Neighborhood Main Street	A-NMS
061004 00035C	1450 S TREZEVANT ST	Anchor - Neighborhood Main Street	A-NMS
061004 00037C	SUPREME AVE	Anchor - Neighborhood Main Street	A-NMS
061004 00047	1428 AIRWAYS BLVD	Anchor - Neighborhood Main Street	A-NMS
061004 00048	1420 E AIRWAYS BLVD	Anchor - Neighborhood Main Street	A-NMS
061004 00049	1416 AIRWAYS BLVD	Anchor - Neighborhood Main Street	A-NMS
061004 00058	1404 AIRWAYS BLVD	Anchor - Neighborhood Main Street	A-NMS
061004 00059	1398 AIRWAYS BLVD	Anchor - Neighborhood Main Street	A-NMS
061004 00060	1390 AIRWAYS BLVD	Anchor - Neighborhood Main Street	A-NMS
061004 00061	1388 AIRWAYS BLVD	Anchor - Neighborhood Main Street	A-NMS
061004 00071	1380 AIRWAYS BLVD	Anchor - Neighborhood Main Street	A-NMS
061004 00072	1374 AIRWAYS BLVD	Anchor - Neighborhood Main Street	A-NMS
061004 00077	1458 AIRWAYS ST	Anchor - Neighborhood Main Street	A-NMS

Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

The following information about the land use designation can be found on pages 76 – 122:

**88. FUTURE LAND USE PLANNING MAP**





The red boxes indicate the application sites on the Future Land Use Map.

**89. Land use description & applicability:**

A portion of the parcels are designated Anchor Neighborhood - Mix of Building Types. AN-M are a combination of one to three-story house-buildings with building scale large home and apartments of up to four stories close to anchors and along corridors. In these neighborhoods is of attached, semi-detached, and detached residential, all located within a 10-minute walk from the anchor destination. Any mixed-use is corridors, allowing shopping destinations to connect between mixed-and residential neighborhoods. See graphic portrayal top the right.



scale  
a mix  
along  
use

**“AN-M” Goals/Objectives:**

Preservation, stabilization, and/or intensification of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services, jobs, transit, building up not out.

**“AN-M” Form & Location Characteristics:**

**ACCELERATE:** Primarily detached, single-family house-scale residences of 1-3 stories in height. Attached, house-scale single-family, duplexes, triplexes and quadplexes of 1-3 stories in height permitted on parcels within 200 feet of an anchor and at intersections where the presence of such housing type currently exists. Building-scale large homes and apartments of 2-4 stories in height permitted on parcels within 100 feet of an anchor; at intersections where the presence of such housing type currently exists at the intersection. Other housing and commercial types along avenues, boulevards and parkways as identified in the Street Types Map where same types exist on one or more adjacent parcels.

A portion of the parcels are also designated Anchor Neighborhood Main Street. A-NMS anchors are characterized by attached and detached mixed-use buildings that line the perimeter of the block along a street and may span several adjacent blocks. Neighborhood Main Streets provide retail and services to the surrounding neighborhoods. They serve as walkable or bikeable destinations where community members can meet multiple daily needs in a single trip. When thriving, they are nodes of activity that enliven a neighborhood. See graphic portrayal below.



**“A-NMS” Goals/Objectives:**

Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives

**“A-NMS” Form & Location Characteristics:**

**ACCELERATE:** Detached and attached single-family, duplexes, triplexes, quadplexes, large homes and apartments, including those with active ground floor commercial uses (including live/work) along sidewalk, as well as commercial and institutional uses. Height: 1-5 stories. Scales: house-scale and block-scale.

**90. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Residential and Commercial. The subject site is surrounded by the following zoning districts: CMU-3, EMP, R-6. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 219 parcels located near Park Ave and Airways Blvd. The parcels are to be rezoned from CMU-3 to CMU-1*

The request meets the criteria because commercial uses are compatible with both A-NM and A-NMS anchors. CMU-1 is a more appropriate zoning district for lower-intensity, neighborhood-serving commercial uses as opposed to CMU-3 which is intended for higher-intensity, regional-serving commercial uses.

**91. Degree of Change map**



The red boxes indicate the application site. The Degree of Change is Accelerate.

## 92. Degree of Change Descriptions

Accelerate areas rely on a mix of primarily private and philanthropic resources along with some public resources to intensify the existing pattern of a place.

**Actions for Accelerate anchors and anchor neighborhoods are meant to:**

- Improve public realm and infrastructure
- Improve multi-modal transportation options
- Speed up development activity
- Increase density
- Increase mix of uses
- Promote and protect affordable housing

**Ways to Accelerate:**

- Increase building height
- Allow greater mix of uses
- Attract retail and service uses that cater to larger-scale markets
- Reduce building setbacks or establish build-to lines
- Construct new streets or pathways to increase connectivity within large sites
- Consolidate smaller lots into larger parcels that are more attractive for development
- Consider tax increment financing (TIF) districts
- Improve or create parks and civic assets
- Promote pedestrian-oriented infill development
- Reduce surface parking in favor of structured parking and parking demand management options

**Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

Summary Compiled by: Giahanna Bridges, Comprehensive Planning

Site Address/location: Lamar, Huguenot, & Deadrick

Land Use Designation (see pgs. 80, 82, 102 for details): Anchor Neighborhood – Primarily Single Unit (AN-S), Anchor Neighborhood – Mix of Building Types (AN-M), Low Intensity Commercial & Services (CSL)

This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
047058 00005C	2597 LAMAR AVE	Low Intensity Commercial & Services	CSL
047059 00015	1667 HUGENOT ST	Anchor Neighborhood - Primarily Single-Unit	AN-S
047061 00014	2471 DEADRICK AVE	Anchor Neighborhood - Mix of Building Types	AN-M
047061 00091	2477 DEADRICK AVE	Anchor Neighborhood - Mix of Building Types	AN-M
047061 00092	2485 DEADRICK AVE	Anchor Neighborhood - Mix of Building Types	AN-M
047061 00093	2481 DEADRICK AVE	Anchor Neighborhood - Mix of Building Types	AN-M



Parcel 047059 00015 is designated Anchor Neighborhood-Primarily Single-AN-S are characterized by house scale buildings between one and three high. A mixture of detached and semi-detached homes fills this residential designation around the anchor location, mostly consisting of single-family or duplexes. These neighborhoods are located within a 10-minute walk of anchor, making residential more accessible for pedestrians to anchor amenities. See graphic portrayal to the right.



Unit.  
stories  
  
homes  
the

**“AN-S” Goals/Objectives:**

Preservation, stabilization, and/or intensification of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services, jobs, transit, building up not out.

**“AN-S” Form & Location Characteristics:**

ACCELERATE - Primarily detached, single-family residences. Attached single-family, duplexes, triplexes and quadplexes permitted on parcels within 100 feet of an anchor; at intersections where the presence of such housing type currently exists at the intersection and along avenues, boulevards and parkways as identified in the Street Types Map. Height: 1-3 stories. Scale: house-scale.

The remaining parcels are designated Mix of Building Types Anchor Neighborhoods. AN-M are a combination of one to three-story house-buildings with building scale large home and apartments of up to four close to anchors and along corridors. In these neighborhoods is a mix of attached, semi-detached, and detached residential, all located within a 10-minute walk from the anchor destination. Any mixed-use is along corridors, shopping destinations to connect between mixed-use and residential neighborhoods. See graphic portrayal to the right.



scale  
stories  
  
minute  
allowing

**“AN-M” Goals/Objectives:**

Preservation, stabilization, and/or intensification of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services, jobs, transit, building up not out.

**“AN-M” Form & Location Characteristics:**

ACCELERATE: Primarily detached, single-family house-scale residences of 1-3 stories in height. Attached, house-scale single-family, duplexes, triplexes and quadplexes of 1-3 stories in height permitted on parcels within 200 feet of an anchor and at intersections where the presence of such housing type currently exists. Building-scale large homes and apartments of 2-4 stories in height permitted on parcels within 100 feet of an anchor; at intersections where the presence of such housing type currently exists at the intersection. Other housing and commercial types along avenues, boulevards and parkways as identified in the Street Types Map where same types exist on one or more adjacent parcels.

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on six parcels at Lamar, Deadrick and Huguenot. The parcels are to be rezoned to CMU-1.*

For all parcels, CMU-1 is a more appropriate zoning district for lower-intensity, neighborhood-serving commercial uses as opposed to CMU-3 which is intended for higher-intensity, regional-serving commercial





Accelerate areas rely on a mix of primarily private and philanthropic resources along with some public resources to intensify the existing pattern of a place.

**Actions for Accelerate anchors and anchor neighborhoods are meant to:**

- Improve public realm and infrastructure
- Improve multi-modal transportation options
- Speed up development activity
- Increase density
- Increase mix of uses
- Promote and protect affordable housing

**Ways to Accelerate:**

- Increase building height
- Allow greater mix of uses
- Attract retail and service uses that cater to larger-scale markets
- Reduce building setbacks or establish build-to lines
- Construct new streets or pathways to increase connectivity within large sites
- Consolidate smaller lots into larger parcels that are more attractive for development
- Consider tax increment financing (TIF) districts
- Improve or create parks and civic assets
- Promote pedestrian-oriented infill development
- Reduce surface parking in favor of structured parking and parking demand management options

**Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

Summary Compiled by: Giahanna Bridges, Comprehensive Planning

Site Address/location: Shults Rd, Filmore, Kimball & Southwall

Land Use Designation (see pgs. 80, 82, 92, 102 for details): Anchor Neighborhood – Primarily Single Unit (AN-S), Anchor Neighborhood – Mix of Building Types (AN-M), Low Intensity Commercial & Services (CSL), Anchor Neighborhood – Neighborhood Main Street

This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
059016 00099	2930 SHULTS RD	Low Intensity Commercial & Services	CSL
059016 00122	2883 FILMORE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
059016 00123	0 FILMORE	Anchor Neighborhood - Mix of Building Types	AN-M
059017 00040	2831 KIMBALL AVE	Anchor - Neighborhood Main Street	A-NMS
059021 00008	1613 SOUTHWALL ST	Anchor Neighborhood - Primarily Single-Unit	AN-S
059021 00009	1617 SOUTHWALL ST	Anchor Neighborhood - Primarily Single-Unit	AN-S

**Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

**98. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**99. Land use description & applicability:**

Parcel 059016 00099 is designated Low Intensity Commercial and Service. CSL consist of low-rise buildings accessible mainly by a car and can encompass up to land for one building. These service areas are outside of the anchor boundary usually located along a corridor or within its own area of multiple commercial service amenities. See graphic portrayal to the right.



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**“CSL” Goals/Objectives:**

Improved development patterns along auto-oriented commercial corridors, revitalization.

**“CSL” Form & Location Characteristics:**

Commercial and services uses, 1-4 stories in height.

Parcels 059021 00008, 059021 00009 are designated Anchor Neighborhood-Single-Unit. AN-S are characterized by house scale buildings between one and stories high. A mixture of detached and semi-detached homes fills this residential designation around the anchor location, mostly consisting of single-family homes duplexes. These neighborhoods are located within a 10-minute walk of the making residential more accessible for pedestrians to anchor amenities. See portrayal to the right.



Primarily  
three  
or  
anchor,  
graphic

**“AN-S” Goals/Objectives:**

Preservation, stabilization, and/or intensification of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services, jobs, transit, building up not out.

**“AN-S” Form & Location Characteristics:**

NURTURE - Primarily detached, single-family residences. Attached single-family residences permitted on parcels within 100 feet of an anchor. Height: 1-2 stories. Scale: house-scale.

Parcels 059016 00122, 059016 00123 are designated Mix of Building Types Anchor Neighborhoods. AN-M are a combination of one to three-story house-scale with building scale large home and apartments of up to four stories close to and along corridors. In these neighborhoods is a mix of attached, semi-detached, detached residential, all located within a 10-minute walk from the anchor destination. Any mixed-use is along corridors, allowing shopping destinations to between mixed-use and residential neighborhoods. See graphic portrayal to the right.



buildings  
anchors  
and  
connect

**“AN-M” Goals/Objectives:**

Preservation, stabilization, and/or intensification of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services, jobs, transit, building up not out.

**“AN-M” Form & Location Characteristics:**

NURTURE/SUSTAIN - Primarily detached, single-family residences. Attached single-family, duplexes, triplexes and quadplexes permitted on parcels within 100 feet of an anchor and at intersections where the presence of such housing type currently exists; Other housing and commercial types along avenues, boulevards and parkways as identified in the Street Types Map where same types exist on two or more adjacent parcels. Height: 1-3 stories. Scale: house-scale.

Parcel 059017 00040 is designated as a Neighborhood Main Street. These anchors characterized by attached and detached mixed-use buildings that line the of the block along a street and may span several adjacent blocks. Neighborhood Streets provide retail and services to the surrounding neighborhoods. They serve walkable or bikeable destinations where community members can meet multiple needs in a single trip. When thriving, they are nodes of activity that enliven a neighborhood. See graphic portrayal to the right.



are  
perimeter  
Main  
as  
daily

**“A-NMS” Goals/Objectives:**

Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.

**“A-NMS” Form & Location Characteristics:**

NURTURE, ACCELERATE, and SUSTAIN - Detached and attached single family, duplexes, triplexes, quadplexes, large homes and apartments, including those with active ground floor commercial uses (including live/work) along sidewalk, as well as commercial and institutional uses. Height: 1-5 stories. Scales: house-scale and block-scale

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on six parcels at Shults Rd, Filmore, Kimball & Southwall. The parcels are to be rezoned to CMU-1.*

For all parcels, CMU-1 is a more appropriate zoning district for lower-intensity, neighborhood-serving commercial uses as opposed to CMU-3 which is intended for higher-intensity, regional-serving commercial uses. Therefore, the request is consistent.

**100. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Residential and Commercial. The subject site is surrounded by the following zoning districts: CMU-3, CMU-1, R-6 and RU-3. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**101. Degree of Change map**



The red boxes indicate the application site. The Degree of Change for the parcels on Kimball, Filmore, and Soutwall is Nurture. The parcel on Shults does not have a Degree of Change.

**102. Degree of Change Descriptions**

Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place.

**Actions for Nurture anchors and anchor neighborhoods are meant to:**

- Stabilize the community
- Protect and support community assets
- Protect and stabilize existing affordable housing
- Promote activities that will stimulate market activity

**Ways to Nurture:**

- "Road diets" – reduce the number of lanes to make room for wider sidewalks, bike lanes, and/or on-street parking
- Improve pedestrian realm (sidewalks, crosswalks, planting buffer and street trees, street lights, street furniture)
- Repurpose vacant land as temporary civic space
- Grants for small business frontage improvement

- Reduce number of curb cuts to improve pedestrian and cyclist safety (access management)
- Enhance connectivity to transit network
- Introduce or improve bike lanes and sidewalks
- Improve public access points (covered bus stops, benches)
- Improve public services (trash cleanup and collection)
- Control scale and frequency of signage
- Plan community programs on streets or vacant lots (markets, festivals)
- Upgrade infrastructure to improve flood control and internet access
- Improve existing parks and civic buildings and spaces
- Allow increased density and building height
- Allow a broader mix of uses

**Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

Summary Compiled by: Giahanna Bridges, Comprehensive Planning

Site Address/location: Dunn and Lamar

Land Use Designation (see pg. 80 for details): Anchor Neighborhood – Primarily Single Unit (AN-S)

This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
059021 00050	0 DUNN AVE	Anchor Neighborhood - Primarily Single-Unit	AN-S
059021 00052	2010 MEADOWLARK RUN	Anchor Neighborhood - Primarily Single-Unit	AN-S

**Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

**103. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**104. Land use description & applicability:**

The site is designated as Anchor Neighborhood – Primarily Single Unit (AN-S). Primarily Single-Unit Anchor Neighborhoods are characterized by house scale buildings between one and three stories high. A mixture of detached and semi-detached homes fills this residential designation around the anchor location, mostly consisting of single-family homes or duplexes. These neighborhoods are located within a 10-minute walk of the anchor, making residential more accessible for pedestrians to anchor amenities. See graphic portrayal to the right.



**“AN-S” Goals/Objectives:**

Preservation and stabilization of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services and jobs, building up not out.

**“AN-S” Form & Location Characteristics:**

NURTURE - Primarily detached, single-family residences. Attached single-family residences permitted on parcels within 100 feet of an anchor. Height: 1-2 stories. Scale: house-scale.

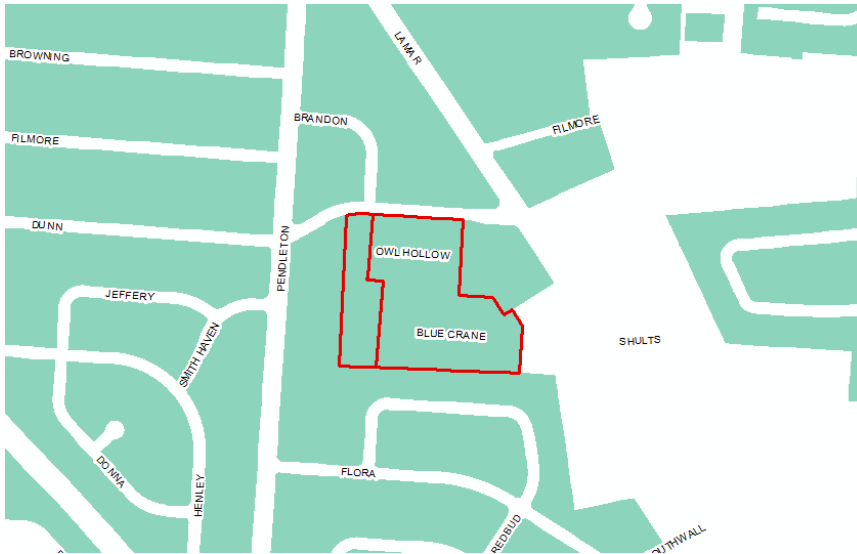
*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 2 parcels near Lamar and Dunn. The parcels are to be rezoned to RU-3.*

The request meets the criteria because residential uses are compatible with AN-S areas. The existing approved Planned Development allows for uses that are consistent with the RU-3 zoning district.

**105. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Residential, Commercial, Institutional, and Vacant land. The subject site is surrounded by the following zoning districts: CMU-3, CMU-1, and R-6. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**106. Degree of Change map**



The red box indicates the application site. The Degree of Change is Nurture.

**107. Degree of Change Descriptions**



Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place.

**Actions for Nurture anchors and anchor neighborhoods are meant to:**

- Stabilize the community
- Protect and support community assets
- Protect and stabilize existing affordable housing
- Promote activities that will stimulate market activity

**Ways to Nurture:**

- “Road diets” – reduce the number of lanes to make room for wider sidewalks, bike lanes, and/or on-street parking
- Improve pedestrian realm (sidewalks, crosswalks, planting buffer and street trees, street lights, street furniture)
- Repurpose vacant land as temporary civic space
- Grants for small business frontage improvement

- Reduce number of curb cuts to improve pedestrian and cyclist safety (access management)
- Enhance connectivity to transit network
- Introduce or improve bike lanes and sidewalks
- Improve public access points (covered bus stops, benches)
- Improve public services (trash cleanup and collection)
- Control scale and frequency of signage
- Plan community programs on streets or vacant lots (markets, festivals)
- Upgrade infrastructure to improve flood control and internet access
- Improve existing parks and civic buildings and spaces
- Allow increased density and building height
- Allow a broader mix of uses

**Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

Summary Compiled by: Giahanna Bridges, Comprehensive Planning

Site Address/location: Off Lamar on Hamilton and Fizer

Land Use Designation (see pg. 80 & 102 for details): Anchor Neighborhood – Primarily Single-Unit (AN-S) and Low Intensity Commercial & Services (CSL)

This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
047061 00038	1591 HAMILTON ST	Anchor Neighborhood - Primarily Single-Unit	AN-S
047061 00039	0 HAMILTON ST	Anchor Neighborhood - Primarily Single-Unit	AN-S
047063 00032	1616 HAMILTON ST	Anchor Neighborhood - Primarily Single-Unit	AN-S
047063 00033	1610 HAMILTON ST	Anchor Neighborhood - Primarily Single-Unit	AN-S
047071 00016	2628 FIZER RD	Anchor Neighborhood - Primarily Single-Unit	AN-S
047071 00017	2624 FIZER RD	Low Intensity Commercial & Services	CSL

**Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

**108. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**109. Land use description & applicability:**

The site is designated as Anchor Neighborhood – Primarily Single Unit (AN-S). Primarily Single-Unit Anchor Neighborhoods are characterized by house scale buildings between one and three stories high. A mixture of detached and semi-detached homes fills this residential designation around the anchor location, mostly consisting of single-family homes or duplexes. These neighborhoods are located within a 10-minute walk of the anchor, making residential more accessible for pedestrians to anchor amenities. See graphic portrayal to the right.



The site is also designated as 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. See graphic portrayal to the right.



**“AN-S” Goals/Objectives:**

Preservation and stabilization of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services and jobs, building up not out.

**“AN-S” Form & Location Characteristics:**

NURTURE - Primarily detached, single-family residences. Attached single-family residences permitted on parcels within 100 feet of an anchor. Height: 1-2 stories. Scale: house-scale.

**“CSL” Goals/Objectives:**

Improved development patterns along auto-oriented commercial corridors, revitalization.

**“CSL” Form & Location Characteristics:**

Commercial and services uses, 1-4 stories in height.

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 6 parcels off Lamar Ave on Hamilton and Fizer streets. The parcels are to be rezoned to RU-1.*

The request meets the criteria because RU-1 is a compatible zoning district for AN-S areas. RU-1 more closely aligns with the desired form and uses of AN-S and CSL than the high-intensity CMU-3 district.

**110. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Residential, Commercial, Institutional, and Vacant land. The subject site is surrounded by the following zoning districts: CMU-1, RU-1, and R-6. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**111. Degree of Change map**



The red box indicates the application site. The Degree of Change is Accelerate and Nurture.

**112. Degree of Change Descriptions**

Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place.

**Actions for Nurture anchors and anchor neighborhoods are meant to:**

- Stabilize the community
- Protect and support community assets
- Protect and stabilize existing affordable housing
- Promote activities that will stimulate market activity

**Ways to Nurture:**

- “Road diets” — reduce the number of lanes to make room for wider sidewalks, bike lanes, and/or on-street parking
- Improve pedestrian realm (sidewalks, crosswalks, planting buffer and street trees, street lights, street furniture)
- Repurpose vacant land as temporary civic space
- Grants for small business frontage improvement

Accelerate areas rely on a mix of primarily private and philanthropic resources along with some public resources to intensify the existing pattern of a place.

**Actions for Accelerate anchors and anchor neighborhoods are meant to:**

- Improve public realm and infrastructure
- Improve multi-modal transportation options
- Speed up development activity
- Increase density
- Increase mix of uses
- Promote and protect affordable housing

- Reduce number of curb cuts to improve pedestrian and cyclist safety (access management)
- Enhance connectivity to transit network
- Introduce or improve bike lanes and sidewalks
- Improve public access points (covered bus stops, benches)
- Improve public services (trash cleanup and collection)
- Control scale and frequency of signage
- Plan community programs on streets or vacant lots (markets, festivals)
- Upgrade infrastructure to improve flood control and internet access
- Improve existing parks and civic buildings and spaces
- Allow increased density and building height
- Allow a broader mix of uses

**Ways to Accelerate:**

- Increase building height
- Allow greater mix of uses
- Attract retail and service uses that cater to larger-scale markets
- Reduce building setbacks or establish build-to lines
- Construct new streets or pathways to increase connectivity within large sites
- Consolidate smaller lots into larger parcels that are more attractive for development
- Consider tax increment financing (TIF) districts
- Improve or create parks and civic assets
- Promote pedestrian-oriented infill development
- Reduce surface parking in favor of structured parking and parking demand management options

Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Giahanna Bridges, Comprehensive Planning

Site Address/location: Cleveland & Madison area

Land Use Designation (see pg. 82 & 84 for details): Anchor Neighborhood – Mix of Building Types (AN-M); Anchor Neighborhood – Urban (AN-U)

This review consists of the parcels listed below:

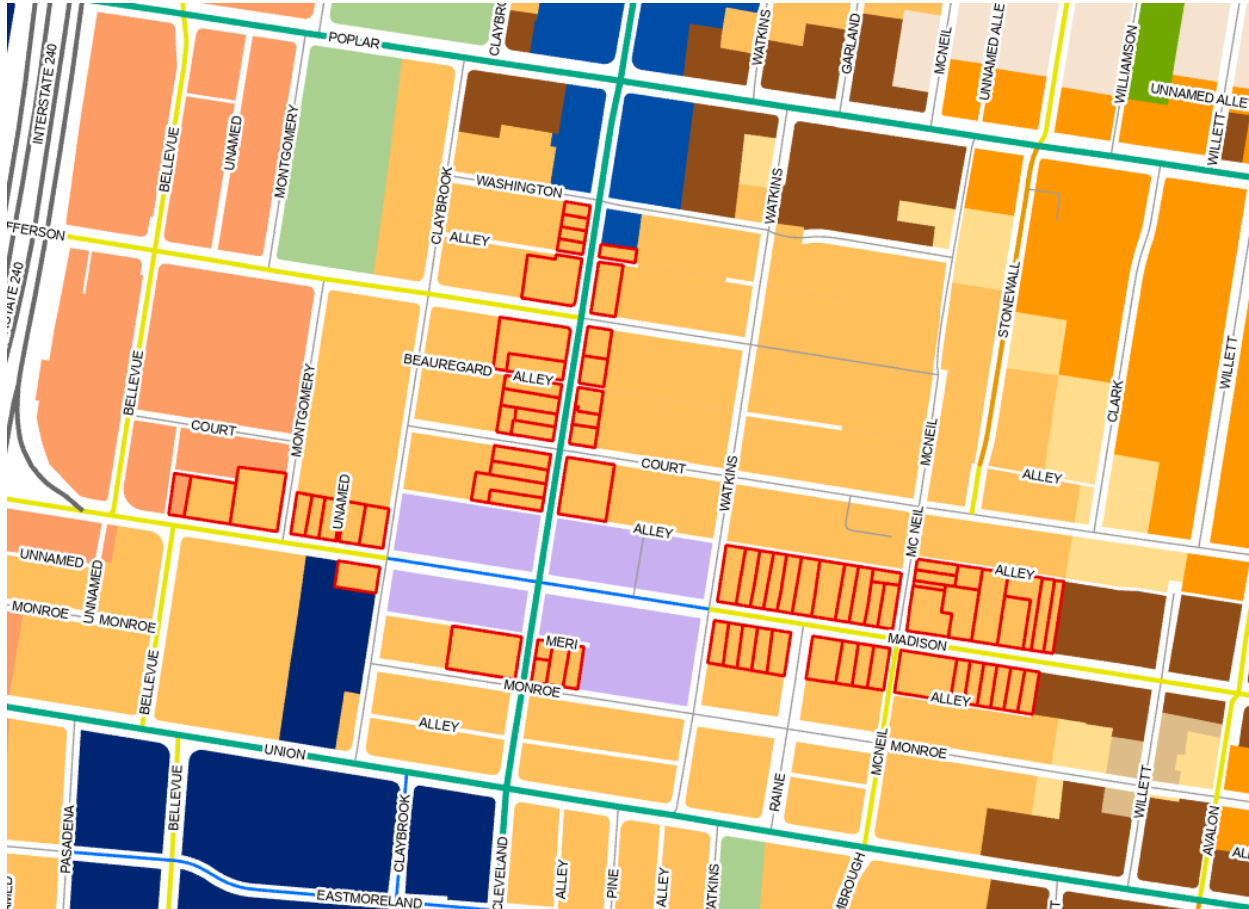
Parcel ID	Property Address	Future Land Use	FLU
017003 00009	1236 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017003 00010C	1220 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017003 00012	1210 MADISON AVE	Anchor Neighborhood - Urban	AN-U
017004 00007	E MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017005 00020	0 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017005 00021	1270 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017005 00022	MADISON	Anchor Neighborhood - Mix of Building Types	AN-M
017005 00022Z	0 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017005 00023	0 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017005 00024	0 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017008 00003	135 N CLEVELAND ST	Anchor Neighborhood - Mix of Building Types	AN-M
017008 00004	131 N CLEVELAND ST	Anchor Neighborhood - Mix of Building Types	AN-M
017008 00005	127 N CLEVELAND ST	Anchor Neighborhood - Mix of Building Types	AN-M
017008 00006	123 N CLEVELAND ST	Anchor Neighborhood - Mix of Building Types	AN-M
017008 00007	1324 JEFFERSON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017009 00006	85 N CLEVELAND ST	Anchor Neighborhood - Mix of Building Types	AN-M
017009 00007	0 N CLEVELAND ST	Anchor Neighborhood - Mix of Building Types	AN-M
017009 00008	0 N CLEVELAND ST	Anchor Neighborhood - Mix of Building Types	AN-M
017009 00009	0 N CLEVELAND ST	Anchor Neighborhood - Mix of Building Types	AN-M
017009 00010	0 N CLEVELAND ST	Anchor Neighborhood - Mix of Building Types	AN-M
017009 00011	51 N CLEVELAND ST	Anchor Neighborhood - Mix of Building Types	AN-M
017009 00012	1328 COURT AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017010 00005	43 N CLEVELAND ST	Anchor Neighborhood - Mix of Building Types	AN-M
017010 00006	37 N CLEVELAND ST	Anchor Neighborhood - Mix of Building Types	AN-M
017010 00008	27 N CLEVELAND	Anchor Neighborhood - Mix of Building Types	AN-M
017010 00024	33 N CLEVELAND ST	Anchor Neighborhood - Mix of Building Types	AN-M
017011 00010C	1330 MONROE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017014 00016	1362 MONROE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017014 00017	1358 MONROE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017014 00018	1350 MONROE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017014 00019	16 S CLEVELAND ST	Anchor Neighborhood - Mix of Building Types	AN-M
017015 00001C	32 N CLEVELAND ST	Anchor Neighborhood - Mix of Building Types	AN-M
017016 00001C	90 N CLEVELAND ST	Anchor Neighborhood - Mix of Building Types	AN-M
017016 00014	54 N CLEVELAND ST	Anchor Neighborhood - Mix of Building Types	AN-M
017016 00016C	78 N CLEVELAND ST	Anchor Neighborhood - Mix of Building Types	AN-M

017016 00017	70 N CLEVELAND ST	Anchor Neighborhood - Mix of Building Types	AN-M
017016 00018	60 N CLEVELAND ST	Anchor Neighborhood - Mix of Building Types	AN-M
017017 00024C	116 CLEVELAND AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017017 00030	0 N CLEVELAND ST	Anchor Neighborhood - Mix of Building Types	AN-M
017022 00009	0 N MCNEIL ST	Anchor Neighborhood - Mix of Building Types	AN-M
017022 00010C	1472 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017022 00012	1466 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017022 00013	1460 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017022 00014	0 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017022 00015	1448 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017022 00016	1440 MADISON	Anchor Neighborhood - Mix of Building Types	AN-M
017022 00017	0 MADISON	Anchor Neighborhood - Mix of Building Types	AN-M
017022 00018	0 MADISON	Anchor Neighborhood - Mix of Building Types	AN-M
017022 00019	1424 MADISON	Anchor Neighborhood - Mix of Building Types	AN-M
017022 00020	1418 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017022 00021	1412 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017023 00001	1411 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017023 00002	1415 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017023 00003	1425 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017023 00004	1429 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017023 00005	1435 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017024 00001	1451 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017024 00002	1461 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017024 00003	1465 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017024 00004	1473 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017030 00001	1485 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017030 00002	1503 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017030 00003	1509 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017030 00004	1515 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017030 00005	1517 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017030 00006	1519 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017030 00031	1529 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017031 00042	1532 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017031 00043	1528 E MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017031 00044	1524 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017031 00045	1512 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017031 00046	1508 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017031 00047	0 COURT AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017031 00049C	1482 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017031 00051	26 N MCNEIL ST	Anchor Neighborhood - Mix of Building Types	AN-M
017031 00052	28 N MCNEIL ST	Anchor Neighborhood - Mix of Building Types	AN-M
017031 00055	1500 MADISON AVE	Anchor Neighborhood - Mix of Building Types	AN-M
017031 00056	0 N MCNEIL ST	Anchor Neighborhood - Mix of Building Types	AN-M

Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

The following information about the land use designation can be found on pages 76 – 122:

**113. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**114. Land use description & applicability:**

The site is designated as Anchor Neighborhood – Mix of Building Types (AN-M) and Anchor Neighborhood – Urban (AN-U). The street types that the area fronts are Avenue and Parkway.

Mix of Building Types Anchor Neighborhoods (AN-M) are a of one to three-story house-scale buildings with building home and apartments of up to four stories close to anchors corridors. In these neighborhoods is a mix of attached, detached, and detached residential, all located within a 10- from the anchor destination. Any mixed-use is along allowing shopping destinations to connect between mixed-residential neighborhoods. See graphic portrayal to the



combination scale large and along semi-minute walk corridors, use and right.



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



public and  
Citywide  
stories with  
unattached.  
multiplex  
diverse  
Green space  
See graphic

**“AN-M” Goals/Objectives:**

Support continued reinvestment and intensification of areas within walking distance to urban core and medical and educational anchors to support those anchors.

**“AN-M” Form & Location Characteristics:**

ACCELERATE: Primarily detached, single-family house-scale residences of 1-3 stories in height. Attached, house-scale single-family, duplexes, triplexes and quadplexes of 1-3 stories in height permitted on parcels within 200 feet of an anchor and at intersections where the presence of such housing type currently exists. Building-scale large homes and apartments of 2-4 stories in height permitted on parcels within 100 feet of an anchor; at intersections where the presence of such housing type currently exists at the intersection. Other housing and commercial types along avenues, boulevards and parkways as identified in the Street Types Map where same types exist on one or more adjacent parcels.

**“AN-U” Goals/Objectives:**

Support continued reinvestment and intensification of areas within walking distance to urban core and medical and educational anchors to support those anchors.

**“AN-U” Form & 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.

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 78 parcels around Cleveland & Madison. The parcels are to be rezoned to CMU-1.*

The request meets the criteria because commercial and mixed uses are compatible with AN-U neighborhoods and AN-M neighborhoods along Avenue and Parkway corridors. CMU-1 is a more appropriate zoning district for commercial corridors located in anchor neighborhoods, as opposed to CMU-3 which is intended for higher-intensity, regional-serving commercial uses.

**115. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Commercial, Multi-family Residential, Single-family Residential, Vacant, Parking, Office, and Institutional. The subject site is surrounded by the following zoning districts: CMU-1, CMU-3, CMP-1, RU-4, OG, and RW. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**116. Degree of Change map**



The red boxes indicate the application site. The Degree of Change is Accelerate.

**117. Degree of Change Descriptions**

Accelerate areas rely on a mix of primarily private and philanthropic resources along with some public resources to intensify the existing pattern of a place.

**Actions for Accelerate anchors and anchor neighborhoods are meant to:**

- Improve public realm and infrastructure
- Improve multi-modal transportation options
- Speed up development activity
- Increase density
- Increase mix of uses
- Promote and protect affordable housing

**Ways to Accelerate:**

- Increase building height
- Allow greater mix of uses
- Attract retail and service uses that cater to larger-scale markets
- Reduce building setbacks or establish build-to lines
- Construct new streets or pathways to increase connectivity within large sites
- Consolidate smaller lots into larger parcels that are more attractive for development
- Consider tax increment financing (TIF) districts
- Improve or create parks and civic assets
- Promote pedestrian-oriented infill development
- Reduce surface parking in favor of structured parking and parking demand management options

Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Andrew Schmitz, Comprehensive Planning

Site Address/location: Cleveland & Madison anchor

Land Use Designation (see pg. 92 for details): Anchor – Neighborhood Main Street (A-NMS)

This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
017010 00009C	1340 MADISON AVE	Anchor - Neighborhood Main Street	A-NMS
017010 00012	1322 MADISON AVE	Anchor - Neighborhood Main Street	A-NMS
017010 00013	1316 MADISON AVE	Anchor - Neighborhood Main Street	A-NMS
017010 00014	1314 MADISON AVE	Anchor - Neighborhood Main Street	A-NMS
017010 00015C	1306 MADISON AVE	Anchor - Neighborhood Main Street	A-NMS
017010 00017	MADISON	Anchor - Neighborhood Main Street	A-NMS
017010 00018	1292 MADISON AVE	Anchor - Neighborhood Main Street	A-NMS
017010 00019	0 N CLAYBROOK ST	Anchor - Neighborhood Main Street	A-NMS
017011 00001C	1289 E MADISON AVE	Anchor - Neighborhood Main Street	A-NMS
017011 00002C	1303 MADISON AVE	Anchor - Neighborhood Main Street	A-NMS
017011 00004C	MADISON AVE	Anchor - Neighborhood Main Street	A-NMS
017011 00006C	1329 MADISON AVE	Anchor - Neighborhood Main Street	A-NMS
017011 00008	1335 MADISON AVE	Anchor - Neighborhood Main Street	A-NMS
017011 00009	15 S CLEVELAND ST	Anchor - Neighborhood Main Street	A-NMS
017014 00001C	1351 MADISON AVE	Anchor - Neighborhood Main Street	A-NMS
017014 00004C	1381 MADISON AVE	Anchor - Neighborhood Main Street	A-NMS
017014 00007	0 MADISON AVE	Anchor - Neighborhood Main Street	A-NMS
017014 00008C	1391 MADISON AVE	Anchor - Neighborhood Main Street	A-NMS
017014 00010C	0 MONROE AVE	Anchor - Neighborhood Main Street	A-NMS
017014 00012	0 MONROE AVE	Anchor - Neighborhood Main Street	A-NMS
017014 00013	0 MONROE AVE	Anchor - Neighborhood Main Street	A-NMS
017014 00014	0 MONROE AVE	Anchor - Neighborhood Main Street	A-NMS
017014 00015	1368 MONROE AVE	Anchor - Neighborhood Main Street	A-NMS
017015 00010C	1388 MADISON AVE	Anchor - Neighborhood Main Street	A-NMS
017015 00012	1384 MADISON AVE	Anchor - Neighborhood Main Street	A-NMS
017015 00013C	1374 MADISON AVE	Anchor - Neighborhood Main Street	A-NMS
017015 00015	1370 MADISON AVE	Anchor - Neighborhood Main Street	A-NMS
017015 00016	0 MADISON AVE	Anchor - Neighborhood Main Street	A-NMS
017015 00017	1348 MADISON AVE	Anchor - Neighborhood Main Street	A-NMS
017015 00021	15 WATKINS ST	Anchor - Neighborhood Main Street	A-NMS
017015 00022	1400 MADISON AVE	Anchor - Neighborhood Main Street	A-NMS

**Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

**118. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**119. Land use description & applicability:**

The site is designated as Anchor - Neighborhood Main Street (A-Neighborhood Main Street anchors are characterized by attached and detached mixed-use buildings that line the perimeter of the a street and may span several adjacent blocks. Neighborhood Streets provide retail and services to the surrounding neighborhoods. They serve as walkable or bikeable destinations community members can meet multiple daily needs in a single thriving, they are nodes of activity that enliven a neighborhood. See graphic portrayal to the right.



NMS).  
attached  
block along  
Main  
  
where  
trip. When

**“A-NMS” Goals/Objectives:**

Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.

**“A-NMS” Form & Location Characteristics:**

NURTURE, ACCELERATE, and SUSTAIN - Detached and attached single-family, duplexes, triplexes, quadplexes, large homes and apartments, including those with active ground floor commercial uses (including live/work) along sidewalk, as well as commercial and institutional uses. Height: 1-5 stories. Scales: house-scale and block-scale.

The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 31 parcels at the Cleveland & Madison anchor. The parcels are to be rezoned to MU.

The request meets the criteria because mixed uses are compatible with A-NMS anchors. MU is a more appropriate zoning district for mixed use areas that are intended to be walkable and bikeable destinations, as opposed to the current CMU-3 zoning which is intended for higher-intensity, regional-serving commercial uses.

**120. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Commercial, Office, Parking, Institutional, Single-family Residential and Multi-family Residential. The subject site is surrounded by the following zoning districts: CMU-3, CMU-1, CMP-1, RU-4 and OG. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**121. Degree of Change map**



The red boxes indicate the application site. The Degree of Change is Accelerate.

**122. Degree of Change Descriptions**

Accelerate areas rely on a mix of primarily private and philanthropic resources along with some public resources to intensify the existing pattern of a place.

**Actions for Accelerate anchors and anchor neighborhoods are meant to:**

- Improve public realm and infrastructure
- Improve multi-modal transportation options
- Speed up development activity
- Increase density
- Increase mix of uses
- Promote and protect affordable housing

**Ways to Accelerate:**

- Increase building height
- Allow greater mix of uses
- Attract retail and service uses that cater to larger-scale markets
- Reduce building setbacks or establish build-to lines
- Construct new streets or pathways to increase connectivity within large sites
- Consolidate smaller lots into larger parcels that are more attractive for development
- Consider tax increment financing (TIF) districts
- Improve or create parks and civic assets
- Promote pedestrian-oriented infill development
- Reduce surface parking in favor of structured parking and parking demand management options

**Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

Summary Compiled by: Andrew Schmitz, Comprehensive Planning

Site Address/location: Stage Road & East

Land Use Designation (see pgs. 80, 82 for details): Anchor Neighborhood – Primarily Single-Unit (AN-S) and Anchor Neighborhood – Mix of Building Types (A-NM)

This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
083022 00003	2915 OLD AUSTIN PEAY HWY	Anchor Neighborhood - Mix of Building Types	AN-M
085026 00050C	4384 STAGE RD	Anchor Neighborhood - Mix of Building Types	AN-M
085026 00052	4354 STAGE RD	Anchor Neighborhood - Mix of Building Types	AN-M
085026 00053	4340 STAGE RD	Anchor Neighborhood - Mix of Building Types	AN-M
085026 00055	4332 STAGE RD	Anchor Neighborhood - Mix of Building Types	AN-M
085026 00056	4326 STAGE RD	Anchor Neighborhood - Mix of Building Types	AN-M
085026 00057	4318 STAGE RD	Anchor Neighborhood - Mix of Building Types	AN-M
085026 00058C	2956 EAST RD	Anchor Neighborhood - Mix of Building Types	AN-M

085026 00061	2966 EAST ST	Anchor Neighborhood - Mix of Building Types	AN-M
085026 00085	2946 EAST ST	Anchor Neighborhood - Mix of Building Types	AN-M
088001 00001C	2912 OLD AUSTIN PEAY HWY	Anchor Neighborhood - Mix of Building Types	AN-M
088001 00004C	4287 STAGE RD	Anchor Neighborhood - Mix of Building Types	AN-M
088001 00005	4297 STAGE RD	Anchor Neighborhood - Mix of Building Types	AN-M
088001 00007	4284 FAYETTE RD	Anchor Neighborhood - Mix of Building Types	AN-M
088001 00008	2906 OLD AUSTIN PEAY HWY	Anchor Neighborhood - Mix of Building Types	AN-M
088001 00010	4288 FAYETTE RD	Anchor Neighborhood - Mix of Building Types	AN-M
088002 00001	2872 OLD AUSTIN PEAY HWY	Anchor Neighborhood - Mix of Building Types	AN-M
088002 00002	4299 EAST ST	Anchor Neighborhood - Mix of Building Types	AN-M
088002 00003C	4293 FAYETTE RD	Anchor Neighborhood - Mix of Building Types	AN-M
088002 00007C	2850 OLD AUSTIN PEAY HWY	Anchor Neighborhood - Mix of Building Types	AN-M
088004 00002	2887 CELA RD	Anchor Neighborhood - Mix of Building Types	AN-M
088004 00003	2881 CELA ST	Anchor Neighborhood - Mix of Building Types	AN-M
088004 00004	2873 CELA ST	Anchor Neighborhood - Mix of Building Types	AN-M
088004 00005	2867 CELA ST	Anchor Neighborhood - Mix of Building Types	AN-M
088004 00006C	4310 OLD RALEIGH LAGRANGE RD	Anchor Neighborhood - Mix of Building Types	AN-M
088004 00008	2868 EAST ST	Anchor Neighborhood - Mix of Building Types	AN-M
088004 00009	4321 FAYETTE RD	Anchor Neighborhood - Mix of Building Types	AN-M
088004 00010	2880 EAST STA	Anchor Neighborhood - Mix of Building Types	AN-M
088005 00003C	4339 STAGE RD	Anchor Neighborhood - Mix of Building Types	AN-M
088005 00005	4340 FAYETTE RD	Anchor Neighborhood - Mix of Building Types	AN-M
088005 00006	4321 STAGE RD	Anchor Neighborhood - Mix of Building Types	AN-M
088005 00007	4322 EAST ST	Anchor Neighborhood - Mix of Building Types	AN-M
088005 00008C	4325 STAGE RD	Anchor Neighborhood - Mix of Building Types	AN-M
088006 00001	2886 CELA ST	Anchor Neighborhood - Mix of Building Types	AN-M
088006 00002C	4367 FAYETTE RD	Anchor Neighborhood - Mix of Building Types	AN-M



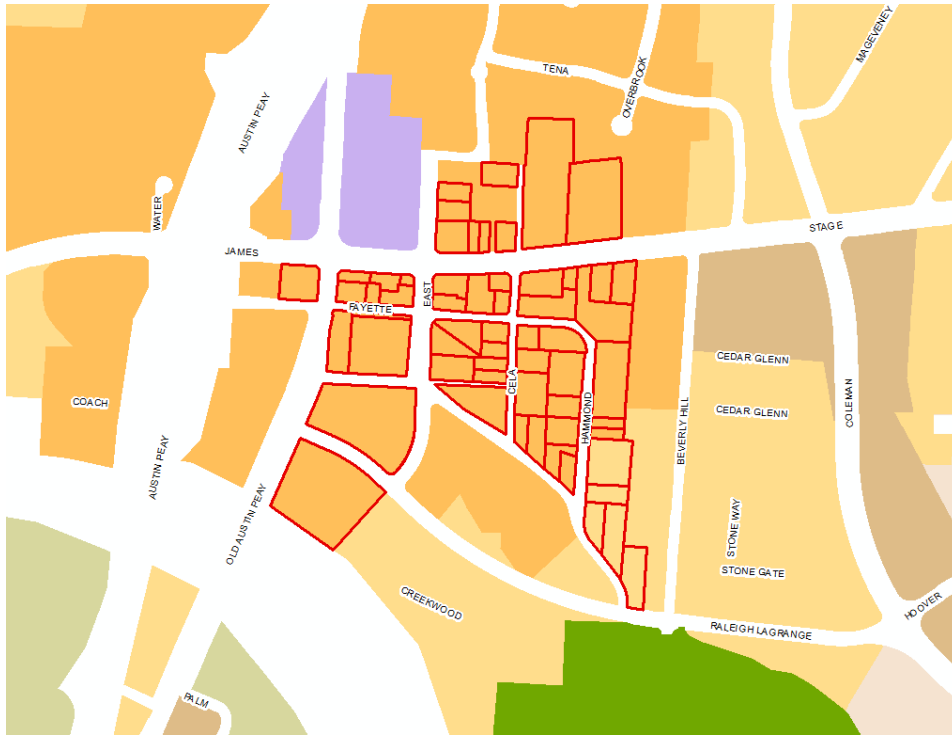
088006 00004C	2885 HAMMOND ST	Anchor Neighborhood - Mix of Building Types	AN-M
088006 00006	2865 HAMMOND RD	Anchor Neighborhood - Mix of Building Types	AN-M
088006 00007	0 HAMMOND	Anchor Neighborhood - Mix of Building Types	AN-M
088006 00008C	4362 RALEIGH-LAGRANGE RD	Anchor Neighborhood - Mix of Building Types	AN-M
088006 00009	0 RALEIGH-LAGRANGE RD	Anchor Neighborhood - Mix of Building Types	AN-M
088006 00011	4356 RALEIGH-LAGRANGE RD	Anchor Neighborhood - Mix of Building Types	AN-M
088006 00012	4348 RALEIGH-LAGRANGE RD	Anchor Neighborhood - Mix of Building Types	AN-M
088006 00013C	2856 CELA RD	Anchor Neighborhood - Mix of Building Types	AN-M
088006 00015	2880 CELA RD	Anchor Neighborhood - Mix of Building Types	AN-M
088007 00001	4359 STAGE RD	Anchor Neighborhood - Mix of Building Types	AN-M
088007 00002	4375 STAGE RD	Anchor Neighborhood - Mix of Building Types	AN-M
088007 00003	4379 STAGE RD	Anchor Neighborhood - Mix of Building Types	AN-M
088007 00016	4398 RALEIGH-LAGRANGE	Anchor Neighborhood - Primarily Single-Unit	AN-S
088007 00017	4386 RALEIGH-LAGRANGE RD	Anchor Neighborhood - Primarily Single-Unit	AN-S
088007 00018	4382 RALEIGH-LAGRANGE RD	Anchor Neighborhood - Primarily Single-Unit	AN-S
088007 00019	2816 HAMMOND ST	Anchor Neighborhood - Primarily Single-Unit	AN-S
088007 00020C	4390 KAMALI CT	Anchor Neighborhood - Primarily Single-Unit	AN-S
088007 00023	2846 HAMMOND RD	Anchor Neighborhood - Mix of Building Types	AN-M
088007 00025	2850 HAMMOND RD	Anchor Neighborhood - Mix of Building Types	AN-M
088007 00026	2880 HAMMOND RD	Anchor Neighborhood - Mix of Building Types	AN-M
088007 00027	2896 CELA RD	Anchor Neighborhood - Mix of Building Types	AN-M
088007 00028	4387 STAGE RD	Anchor Neighborhood - Mix of Building Types	AN-M
088007 00029	4395 STAGE RD	Anchor Neighborhood - Mix of Building Types	AN-M
088032 00119C	2830 OLD AUSTIN PEAY HWY	Anchor Neighborhood - Mix of Building Types	AN-M

Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.



The following information about the land use designation can be found on pages 76 – 122:

**123. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**124. Land use description & applicability:**

Parcels 088007 00016, 088007 00017, 088007 00018, 088007 00019, 088007 00020C are designated as Anchor Neighborhood – Primarily Unit (A-NS). Primarily single-unit anchors are characterized by house buildings between one and three stories high. A mixture of detached semi-detached homes fills this residential designation around the anchor location, mostly consisting of single-family homes or duplexes. neighborhoods are located within a 10-minute walk of the anchor, making residential more accessible for pedestrians to anchor amenities. See graphic portrayal to the right.



Single-scale and These

**“A-NS” Goals/Objectives:**

Preservation and stabilization of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services and jobs, building up not out.

**“A-NS” Form & Location Characteristics:**

NURTURE: - Primarily detached, single-family residences. Attached single-family residences permitted on parcels within 100 feet of an anchor. Height: 1-2 stories. Scale: house-scale.

The remaining parcels are designated as Anchor Neighborhood - Mix of Building Types (A-NM). Mix of Building Types anchors are a combination to three-story house-scale buildings with building scale large home and apartments of up to four stories close to anchors and along corridors. In neighborhoods is a mix of attached, semi-detached, and detached residential, all located within a 10-minute walk from the anchor destination. Any mixed-use is along corridors, allowing shopping destinations to connect between mixed-use and residential neighborhoods See graphic portrayal to the right.



of one  
these

**“A-NM” Goals/Objectives:**

Preservation, stabilization, and/or intensification of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services, jobs, transit, building up not out.

**“A-NM” Form & Location Characteristics:**

NURTURE: Primarily detached, single-family residences. Attached single-family, duplexes, triplexes and quadplexes permitted on parcels within 100 feet of an anchor and at intersections where the presence of such housing type currently exists; Other housing and commercial types along avenues, boulevards and parkways as identified in the Street Types Map where same types exist on two or more adjacent parcels. Height: 1-3 stories. Scale: house-scale.

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 59 parcels at Stage and East. The parcels are to be rezoned to CMU-1.*

The request meets the criteria because commercial uses are compatible with A-NM anchors and in this case A-NS anchors. CMU-1 is a more appropriate zoning district for low-intensity, neighborhood-serving commercial uses as opposed to CMU-3 which is intended for higher-intensity, regional-serving commercial uses.

**125. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Multi-family Residential and Commercial. The subject site is surrounded by the following zoning districts: CMU-3, CMU-1, RW and R-6. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**126. Degree of Change map**



The red boxes indicate the application site. The Degree of Change is Nurture.

### 127. Degree of Change Descriptions

Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place.

Actions for Nurture anchors and anchor neighborhoods are meant to:

- Stabilize the community
- Protect and support community assets
- Protect and stabilize existing affordable housing
- Promote activities that will stimulate market activity

Ways to Nurture:

- “Road diets” – reduce the number of lanes to make room for wider sidewalks, bike lanes, and/or on-street parking
- Improve pedestrian realm (sidewalks, crosswalks, planting buffer and street trees, street lights, street furniture)
- Repurpose vacant land as temporary civic space
- Grants for small business frontage improvement

- Reduce number of curb cuts to improve pedestrian and cyclist safety (access management)
- Enhance connectivity to transit network
- Introduce or improve bike lanes and sidewalks
- Improve public access points (covered bus stops, benches)
- Improve public services (trash cleanup and collection)
- Control scale and frequency of signage
- Plan community programs on streets or vacant lots (markets, festivals)
- Upgrade infrastructure to improve flood control and internet access
- Improve existing parks and civic buildings and spaces
- Allow increased density and building height
- Allow a broader mix of uses

Based on the information provided, the proposal is **CONSISTENT** with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Melanie Batke, Comprehensive Planning

Site Address/location: Old Austin Peay Hwy & James Road

Land Use Designation (see pg. 92 for details): Anchor – Neighborhood Main Street (A-NMS)

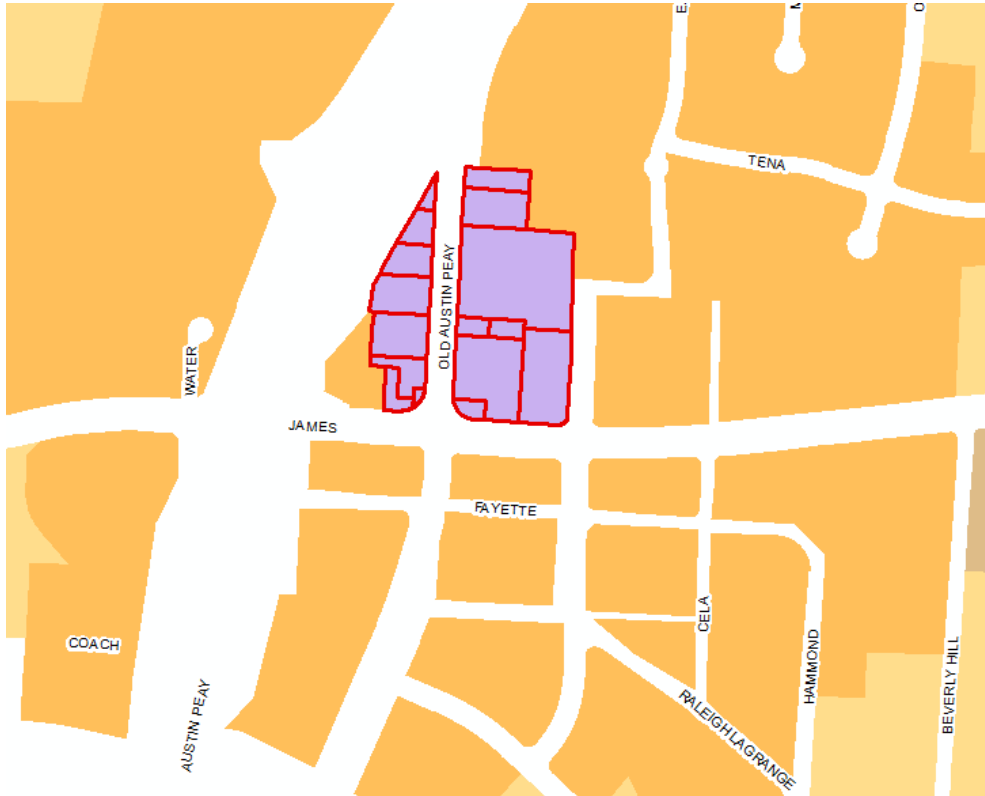
This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
084023 00036	2991 OLD AUSTIN PEAY HWY	Anchor - Neighborhood Main Street	A- NMS
084023 00039C	2967 OLD AUSTIN PEAY HWY	Anchor - Neighborhood Main Street	A- NMS
084023 00042C	2935 OLD AUSTIN PEAY HWY	Anchor - Neighborhood Main Street	A- NMS
084023 00043	2931 JAMES RD	Anchor - Neighborhood Main Street	A- NMS
084023 00044	0 JAMES RD	Anchor - Neighborhood Main Street	A- NMS
084023 00137	0 OLD AUSTIN PEAY HWY	Anchor - Neighborhood Main Street	A- NMS
084023 00138	2975 OLD AUSTIN PEAY HWY	Anchor - Neighborhood Main Street	A- NMS
084023 00139	2957 OLD AUSTIN PEAY HWY	Anchor - Neighborhood Main Street	A- NMS
085026 00073	2974 OLD AUSTIN PEAY HWY	Anchor - Neighborhood Main Street	A- NMS
085026 00074	4286 STAGE RD	Anchor - Neighborhood Main Street	A- NMS
085026 00075C	2940 OLD AUSTIN PEAY HWY	Anchor - Neighborhood Main Street	A- NMS
085026 00077	2936 OLD AUSTIN PEAY HWY	Anchor - Neighborhood Main Street	A- NMS
085026 00086	2956 OLD AUSTIN PEAY HWY	Anchor - Neighborhood Main Street	A- NMS
085026 00087	2958 OLD AUSTIN PEAY HWY	Anchor - Neighborhood Main Street	A- NMS
085026 00088	3010 OLD AUSTIN PEAY HWY	Anchor - Neighborhood Main Street	A- NMS
085026 00089	3002 OLD AUSTIN PEAY HWY	Anchor - Neighborhood Main Street	A- NMS

Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

The following information about the land use designation can be found on pages 76 – 122:

**128. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**129. Land use description & applicability:**

The site is designated as Anchor – Neighborhood Main Street (A-NMS). Neighborhood Main Street anchors are characterized by attached and detached mixed-use buildings that line the perimeter of the block along street and may span several adjacent blocks. Neighborhood Main Streets provide retail and services to the surrounding neighborhoods. They serve as walkable or bikeable destinations where community members meet multiple daily needs in a single trip. When thriving, they are nodes of activity that enliven a neighborhood. See graphic portrayal to the right.



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**“A-NMS” Goals/Objectives:**

Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.

**“A-NMS” Form & Location Characteristics:**

NURTURE, ACCELERATE, and SUSTAIN - Detached and attached single-family, duplexes, triplexes, quadplexes, large homes and apartments, including those with active ground floor commercial uses (including live/work) along sidewalk, as well as commercial and institutional uses. Height: 1-5 stories. Scales: house-scale and block-scale.

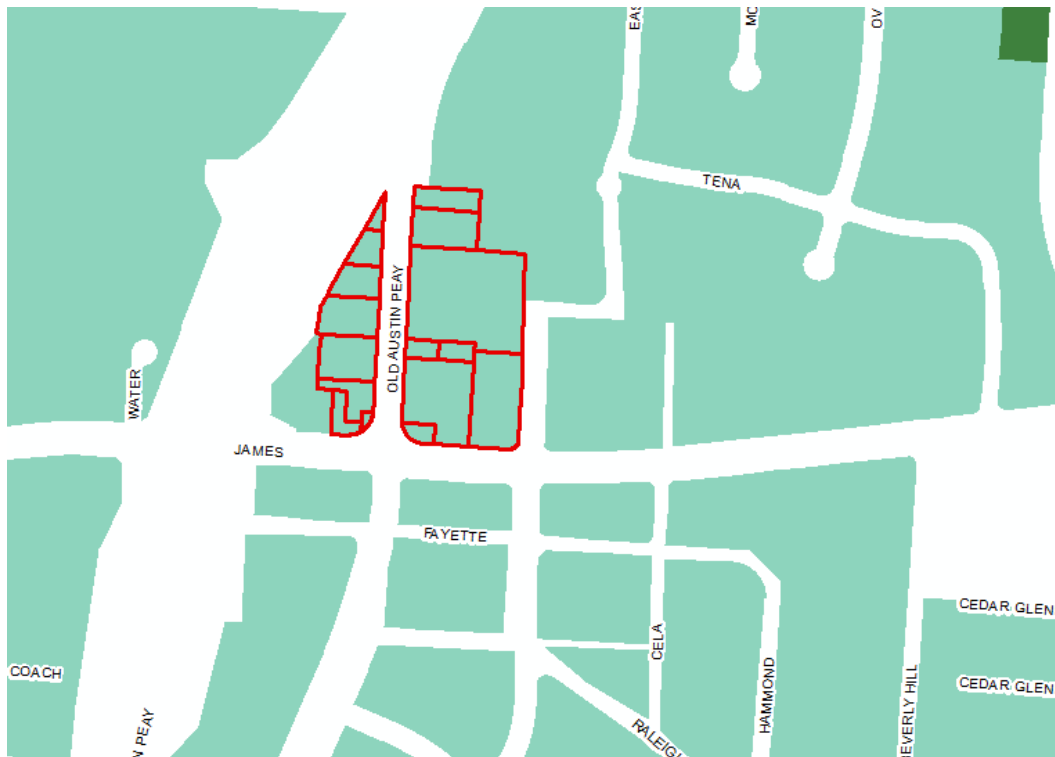
*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 16 parcels at Old Austin Peay and James. The parcels are to be rezoned to MU.*

The request meets the criteria because mixed-uses are compatible with A-NMS anchors. MU is a more appropriate zoning district to encourage pedestrian activity as opposed to CMU-3 which is intended for higher-intensity, regional serving commercial uses. A rezoning to MU will not disrupt the current character of the existing neighborhood, can increase a mix of uses for the neighborhood, and allow increased density and building height.

**130. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Commercial, and Office. The subject site is surrounded by the following zoning districts: CMU-3, CMU-1, and OG. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**131. Degree of Change map**



The red boxes indicate the application site. The Degree of Change is Nurture.

### 132. Degree of Change Descriptions

Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place.

Actions for Nurture anchors and anchor neighborhoods are meant to:

- Stabilize the community
- Protect and support community assets
- Protect and stabilize existing affordable housing
- Promote activities that will stimulate market activity

Ways to Nurture:

- "Road diets" — reduce the number of lanes to make room for wider sidewalks, bike lanes, and/or on-street parking
- Improve pedestrian realm (sidewalks, crosswalks, planting buffer and street trees, street lights, street furniture)
- Repurpose vacant land as temporary civic space
- Grants for small business frontage improvement

- Reduce number of curb cuts to improve pedestrian and cyclist safety (access management)
- Enhance connectivity to transit network
- Introduce or improve bike lanes and sidewalks
- Improve public access points (covered bus stops, benches)
- Improve public services (trash cleanup and collection)
- Control scale and frequency of signage
- Plan community programs on streets or vacant lots (markets, festivals)
- Upgrade infrastructure to improve flood control and internet access
- Improve existing parks and civic buildings and spaces
- Allow increased density and building height
- Allow a broader mix of uses

Based on the information provided, the proposal is **CONSISTENT** with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Melanie Batke, Comprehensive Planning

Site Address/location: Raleigh LaGrange Road & Hammond Road

Land Use Designation (see pgs. 82, 80 for details): Anchor Neighborhood - Mix of Building Types (AN-M) and Anchor Neighborhood – Primarily Single-Unit (AN-S)

This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
088003 00001	0 RALEIGH-LAGRANGE RD	Anchor Neighborhood - Mix of Building Types	AN- M
088003 00002	0 OLD RALEIGH LAGRANGE RD	Anchor Neighborhood - Mix of Building Types	AN- M
088003 00003	0 RALIEGH-LAGRANGE RD	Anchor Neighborhood - Primarily Single-Unit	AN-S
088003 00005	4300 RALEIGH LAGRANGE RD	Anchor Neighborhood - Mix of Building Types	AN- M
088003 00006	4310 NEW RALEIGH LAGRANGE RD	Anchor Neighborhood - Mix of Building Types	AN- M
088003 00007C	4330 RALEIGH LAGRANGE RD	Anchor Neighborhood - Primarily Single-Unit	AN-S
088032 00124	5101 RALEIGH- LAGRANGE RD	Anchor Neighborhood - Primarily Single-Unit	AN-S

088032 00126	0 RALEIGH-LAGRANGE RD	Anchor Neighborhood - Primarily Single-Unit	AN-S
088032 00127	0	Anchor Neighborhood - Primarily Single-Unit	AN-S
088032 00142	RALEIGH LAGRANGE RD	Anchor Neighborhood - Primarily Single-Unit	AN-S
088032 00143	4332 RALEIGH LAGRANGE RD	Anchor Neighborhood - Primarily Single-Unit	AN-S

Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

The following information about the land use designation can be found on pages 76 – 122:

**133. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**134. Land use description & applicability:**

Parcels 088003 00001, 088003 00002, 088003 00005, 088003 00006 designated as Anchor – Mix of Building Types (A-NM). Mix of Building Types anchors are a combination of one to three-story house-scale buildings with building scale large home and apartments of up to four stories close to anchors and along corridors. In these neighborhoods is of attached, semi-detached, and detached residential, all located within a 10-minute walk from the anchor destination. Any mixed-use is



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corridors, allowing shopping destinations to connect between mixed-use and residential neighborhoods. See graphic portrayal to the right.

**“A-NM” Goals/Objectives:**

Preservation, stabilization, and/or intensification of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services, jobs, transit, building up not out

**“A-NM” Form & Location Characteristics:**

NURTURE: Primarily detached, single-family residences. Attached single-family, duplexes, triplexes and quadplexes permitted on parcels within 100 feet of an anchor and at intersections where the presence of such housing type currently exists; Other housing and commercial types along avenues, boulevards and parkways as identified in the Street Types Map where same types exist on two or more adjacent parcels. Height: 1-3 stories. Scale: house-scale

Parcels 088003 00003, 088003 00007C, 088032 00124, 088032 00126, 088032 00127, 088032 00142, 088032 00143 are designated Neighborhood Primarily Single-Unit (A-NS). Primarily Single-Unit anchors are characterized by house scale buildings between one and three stories high. A mixture of detached and semi-detached homes fills this residential designation around the anchor location, mostly consisting single-family homes or duplexes. These neighborhoods are located within a 10-minute walk of the anchor, making residential more accessible for pedestrians to anchor amenities. See graphic portrayal to the right.



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**“A-NS” Goals/Objectives:**

Preservation and stabilization of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services and jobs, building up not out.

**“A-NS” Form & Location Characteristics:**

NURTURE: Primarily detached, single-family residences. Attached single-family residences permitted on parcels within 100 feet of an anchor. Height: 1-2 stories. Scale: house-scale.

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 11 parcels at Raleigh LaGrange Road and Hammond. The parcels are to be rezoned to RU-3.*

The request meets the criteria because the current zoning is not compatible with the existing land use. The proposed rezoning will make the area consistent with the existing and future land use. Additionally, it will help to protect and support two community assets in the area – the Wolf River Greenway and Kennedy Park. Therefore, the request is consistent.

**135. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Multi-family Residential, Commercial, Institutional, Recreation/Open Space and Common Area Land. The subject site is surrounded by the following zoning districts: CMU-3, IH, and FW. This requested land use is compatible with these adjacent land uses because existing land use surrounding the parcel is similar in nature to the requested use. However, current zoning is not compatible with the existing land use and proposed land use.

### 136. Degree of Change map



The red box indicates the application site. The Degree of Change is Nurture.

### 137. Degree of Change Descriptions

Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place.

Actions for Nurture anchors and anchor neighborhoods are meant to:

- Stabilize the community
- Protect and support community assets
- Protect and stabilize existing affordable housing
- Promote activities that will stimulate market activity

Ways to Nurture:

- "Road diets" — reduce the number of lanes to make room for wider sidewalks, bike lanes, and/or on-street parking
- Improve pedestrian realm (sidewalks, crosswalks, planting buffer and street trees, street lights, street furniture)
- Repurpose vacant land as temporary civic space
- Grants for small business frontage improvement

- Reduce number of curb cuts to improve pedestrian and cyclist safety (access management)
- Enhance connectivity to transit network
- Introduce or improve bike lanes and sidewalks
- Improve public access points (covered bus stops, benches)
- Improve public services (trash cleanup and collection)
- Control scale and frequency of signage
- Plan community programs on streets or vacant lots (markets, festivals)
- Upgrade infrastructure to improve flood control and internet access
- Improve existing parks and civic buildings and spaces
- Allow increased density and building height
- Allow a broader mix of uses

Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Melanie Batke, Comprehensive Planning

Site Address/location: 2070 Whitney Ave. (Whitney Ave. & Overton Crossing)  
Land Use Designation (see pg. 90 for details): Anchor – Neighborhood Crossing (A-NC)  
This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
072024 00012C	2070 WHITNEY AVE	Anchor - Neighborhood Crossing	A-NC

Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

The following information about the land use designation can be found on pages 76 – 122:

**138. FUTURE LAND USE PLANNING MAP**



The red box indicates the application site on the Future Land Use Map.

**139. Land use description & applicability:**

The site is designated as Anchor – Neighborhood Crossing (A-NC). Neighborhood Crossing anchors are characterized by primarily detached house-scale buildings anchored by community institutions. Neighborhood Crossings provide convenient services to the surrounding residential neighborhoods in which they are embedded, allowing neighbors to walk or bike there. A neighborhood crossing can serve as a destination where neighbors rub elbows, and when thriving, can contribute to community character and identity. See graphic portrayal to the right.



**“A-NC” Goals/Objectives:**

Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.

**“A-NC” Form & Location Characteristics:**

NURTURE, ACCELERATE, and SUSTAIN: Primarily detached, single-family residences and commercial and institutional uses. Attached single-family, duplexes, triplexes, quadplexes and large homes (defined in the UDC as those apartment buildings with up to 6 units), including those with active ground floor commercial uses (including live/work) along sidewalk, are also permitted. House-scale and 1-3 stories in height.

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 1 parcel at 2070 Whitney Ave. The parcel is to be rezoned to CMU-1.*

The request meets the criteria because commercial uses are compatible with A-NC anchors. CMU-1 is a more appropriate zoning district for low-intensity, neighborhood-serving commercial uses as opposed to CMU-3 which is intended for higher-intensity, regional-serving commercial uses.

**140. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Single-family Residential, Multi-family Residential, Commercial, Institutional and Vacant. The subject site is surrounded by the following zoning districts: CMU-1, CMU-2, RU-2, and R-6. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**141. Degree of Change map**



The red box indicates the application site. The Degree of Change is Nurture.

### 142. Degree of Change Descriptions

Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place.

**Actions for Nurture anchors and anchor neighborhoods are meant to:**

- Stabilize the community
- Protect and support community assets
- Protect and stabilize existing affordable housing
- Promote activities that will stimulate market activity

**Ways to Nurture:**

- “Road diets” — reduce the number of lanes to make room for wider sidewalks, bike lanes, and/or on-street parking
- Improve pedestrian realm (sidewalks, crosswalks, planting buffer and street trees, street lights, street furniture)
- Repurpose vacant land as temporary civic space
- Grants for small business frontage improvement

- Reduce number of curb cuts to improve pedestrian and cyclist safety (access management)
- Enhance connectivity to transit network
- Introduce or improve bike lanes and sidewalks
- Improve public access points (covered bus stops, benches)
- Improve public services (trash cleanup and collection)
- Control scale and frequency of signage
- Plan community programs on streets or vacant lots (markets, festivals)
- Upgrade infrastructure to improve flood control and internet access
- Improve existing parks and civic buildings and spaces
- Allow increased density and building height
- Allow a broader mix of uses

Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Andrew Schmitz, Comprehensive Planning

Site Address/location: Overton Square area (centered around Cooper St between Court and Union)

Land Use Designation (see pg. 94 for details): Anchor – Urban Main Street (A-UMS)

This review consists of the parcels listed below:

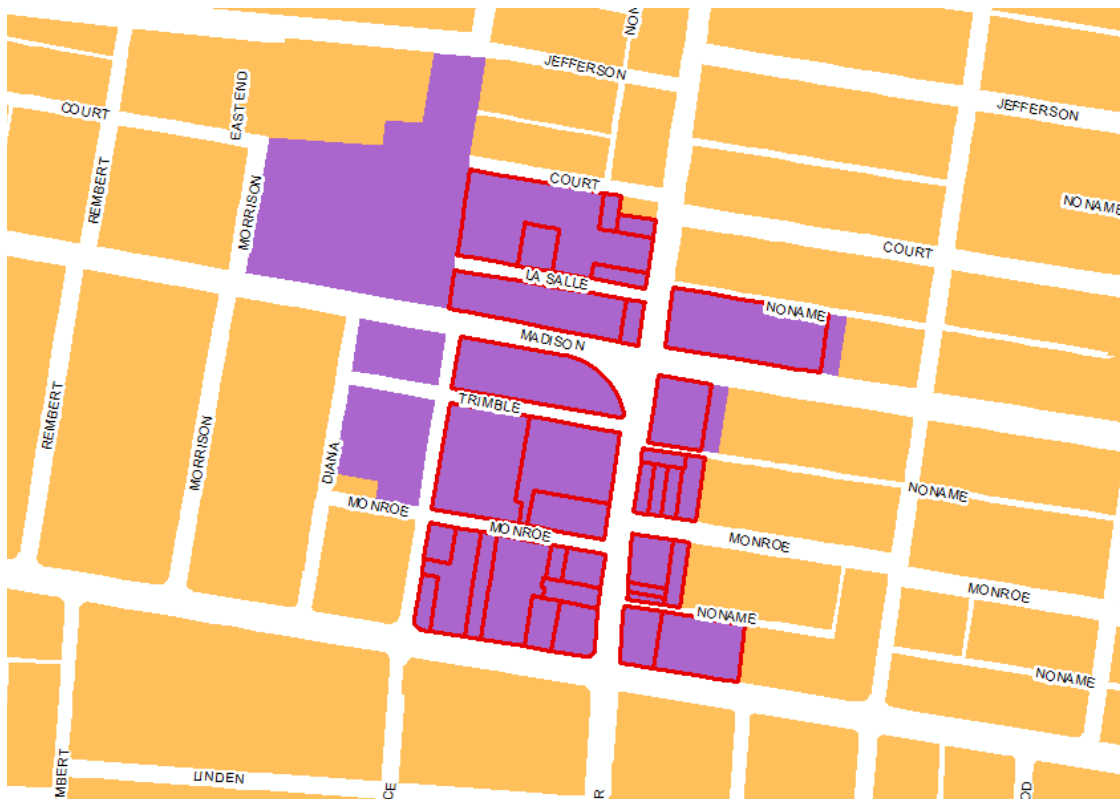
Parcel ID	Property Address	Future Land Use	FLU
017068 00024C	0 LA SALLE	Anchor - Urban Main Street	A-UMS
017068 00035	19 N COOPER ST	Anchor - Urban Main Street	A-UMS
017068 00038C	2098 LASALLE PL	Anchor - Urban Main Street	A-UMS
017068 00044	2126 MADISON AVE	Anchor - Urban Main Street	A-UMS
017068 00045C	2080 MADISON AVE	Anchor - Urban Main Street	A-UMS
017068 00061	COURT AVE	Anchor - Urban Main Street	A-UMS
017068 00062	31 N COOPER ST	Anchor - Urban Main Street	A-UMS
017072 00001C	2087 MADISON AVE	Anchor - Urban Main Street	A-UMS
017073 00020	0 MONROE AVE	Anchor - Urban Main Street	A-UMS
017073 00021	37 S COOPER ST	Anchor - Urban Main Street	A-UMS
017073 00022	0 MONROE AVE	Anchor - Urban Main Street	A-UMS
017074 00003C	2090 UNION AVE	Anchor - Urban Main Street	A-UMS
017074 00004C	2100 UNION AVE	Anchor - Urban Main Street	A-UMS
017074 00005C	2114 UNION AVE	Anchor - Urban Main Street	A-UMS
017074 00008	0 MONROE AVE	Anchor - Urban Main Street	A-UMS
017074 00009	49 S COOPER	Anchor - Urban Main Street	A-UMS
017074 00010C	53 S COOPER ST	Anchor - Urban Main Street	A-UMS
017074 00011	2124 UNION AVE	Anchor - Urban Main Street	A-UMS
017074 00012	2126 UNION AVE	Anchor - Urban Main Street	A-UMS
017074 00018	0 UNION AVE	Anchor - Urban Main Street	A-UMS
017074 00019	2085 MONROE AVE	Anchor - Urban Main Street	A-UMS
028004 00021C	2144 MADISON AVE	Anchor - Urban Main Street	A-UMS
028005 00001C	6 S COOPER ST	Anchor - Urban Main Street	A-UMS
028005 00029	2150 MONROE AVE	Anchor - Urban Main Street	A-UMS
028005 00030	2148 MONROE AVE	Anchor - Urban Main Street	A-UMS
028005 00031	2146 MONROE AVE	Anchor - Urban Main Street	A-UMS
028005 00032	2144 MONROE AVE	Anchor - Urban Main Street	A-UMS
028005 00033	22 S COOPER ST	Anchor - Urban Main Street	A-UMS
028006 00001C	54 S COOPER ST	Anchor - Urban Main Street	A-UMS
028006 00003	2151 MONROE AVE	Anchor - Urban Main Street	A-UMS
028006 00023C	2158 UNION AVE	Anchor - Urban Main Street	A-UMS
028006 00026	66 S COOPER ST	Anchor - Urban Main Street	A-UMS

028006 00027	62 S COOPER ST	Anchor - Urban Main Street	A-UMS
028006 00028	60 S COOPER ST	Anchor - Urban Main Street	A-UMS

**Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

**143. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**144. Land use description & applicability:**

The site is designated as Anchor – Urban Main Street (A-Main Street anchors are characterized by attached mixed-use that span multiple blocks along a street. An Urban Main Street provides retail and services to surrounding neighborhoods in a pedestrian-friendly environment, making it possible to accomplish several errands in a single trip. An Urban Main Street is a center of activity and supports a shared sense of community. See portrayal to the right.



UMS). Urban use buildings in a center of activity and supports a shared sense of community. See portrayal to the right.

**“A-UMS” Goals/Objectives:**

Support organization of services, amenities, opportunities, and housing choices in direct relationship to anchor

neighborhoods, focusing investment toward areas that support plan goals and objectives, nodal development of continuous commercial corridors.

**“A-UMS” Form & Location Characteristics:**

NURTURE, SUSTAIN, and ACCELERATE: Buildings primarily attached. Block-scale buildings. Mix of uses. 1-7 stories height. Several blocks of extent.

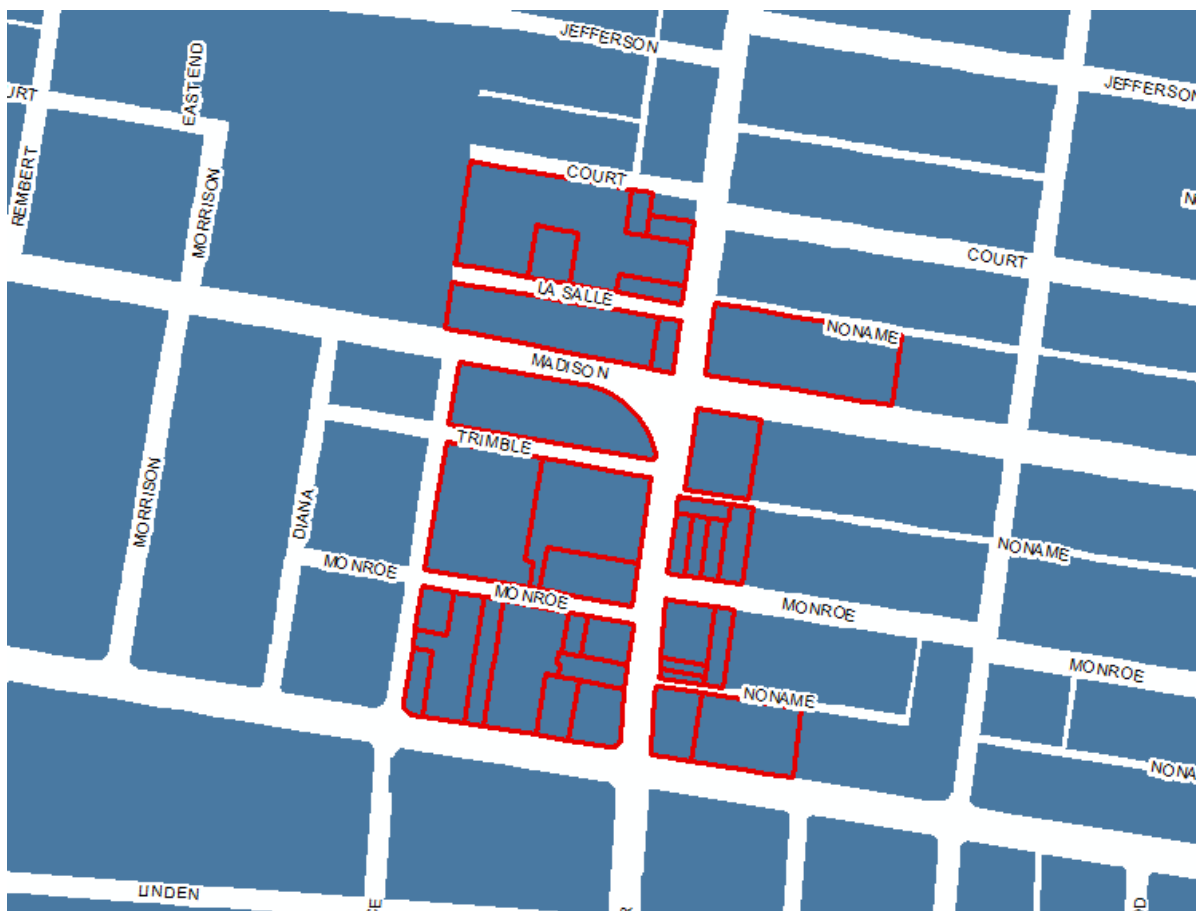
*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 34 parcels in the Overton Square anchor area. The parcels are to be rezoned to MU.*

The request meets the criteria because a mix of uses is compatible with A-UMS anchors. MU is a more appropriate zoning district for providing retail and services in a pedestrian-friendly environment, as opposed to the current zoning of primarily CMU-3 which allows for auto-orientated development.

**145. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Industrial, Commercial, Office, Single-family Residential, Multi-family Residential. The subject site is surrounded by the following zoning districts: CMU-3, CMU-1, RU-3, R-6, RW and EMP. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**146. Degree of Change map**



The red boxes indicate the application site. The Degree of Change is Sustain.



**147. Degree of Change Descriptions**

Sustain areas rely on limited public support and private resources to maintain the existing pattern of a place.

**Actions for Sustain anchors and anchor neighborhoods are meant to:**

- Support existing market conditions
- Support maintenance of public realm and infrastructure
- Facilitate private investment and development that is contextually compatible
- Address building form with infill development

**Ways to Sustain:**

- Promote infill that is contextually compatible
- Maintain most existing zoning standards (not in conflict with future land use)
- Change street cross-sections to promote multi-modal transportation options
- Enhance connectivity to transit network
- Apply/Uphold historic overlay district overlays

- Address regulatory barriers to quality development
- Reduce number of curb cuts to improve pedestrian and cyclist safety (access management)
- Encourage "curb to door" pedestrian and ADA accommodations
- Construct new streets or pathways to increase connectivity within large sites
- Improve public access points (covered bus stops, benches)
- Improve public services (trash cleanup and collection)
- Control scale and frequency of signage
- Upgrade infrastructure to improve storm water runoff
- Improve existing parks and civic buildings and spaces
- Allow increased density and building height
- Allow a broader mix of uses

**Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

Summary Compiled by: Andrew Schmitz, Comprehensive Planning

Site Address/location: Park & Getwell

Land Use Designation (see pg. 92 for details): Anchor – Neighborhood Main Street (A-NMS)

This review consists of the parcels listed below:

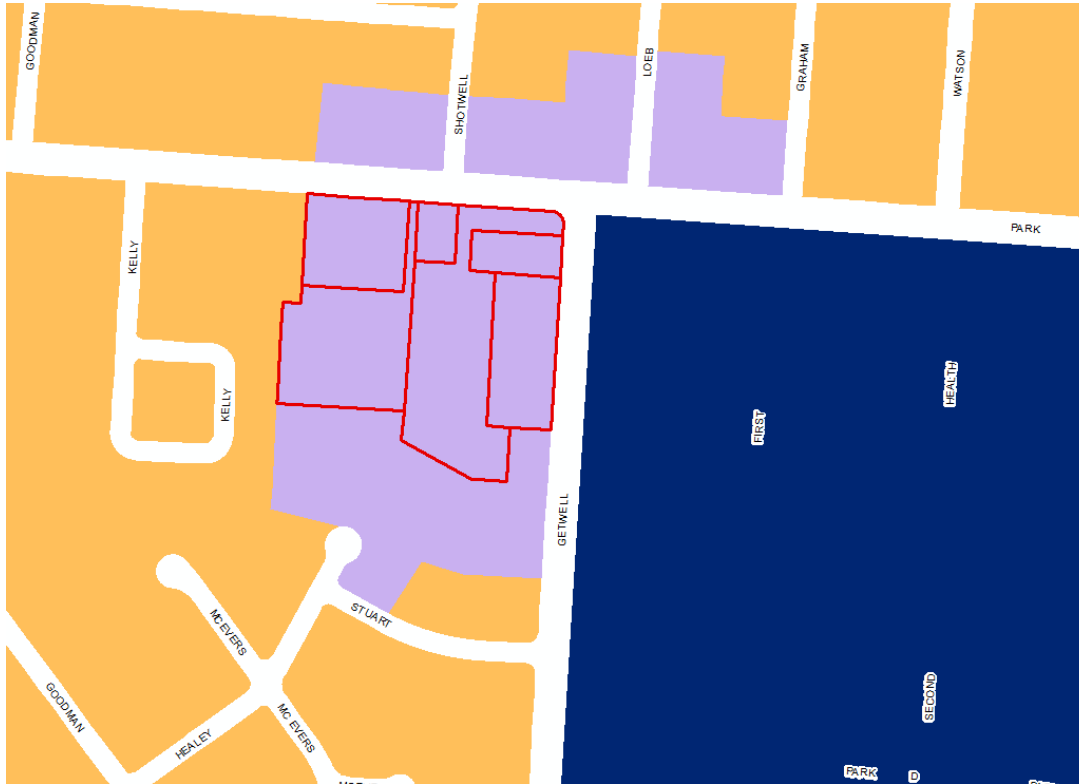
Parcel ID	Property Address	Future Land Use	FLU
058056 00084	3881 PARK AVE	Anchor - Neighborhood Main Street	A-NMS
058056 00086	3905 PARK AVE	Anchor - Neighborhood Main Street	A-NMS
058056 00094	3945 PARK AVE	Anchor - Neighborhood Main Street	A-NMS
058056 00095	3941 PARK AVE	Anchor - Neighborhood Main Street	A-NMS
058056 00099	3931 PARK ALY	Anchor - Neighborhood Main Street	A-NMS

058056 00100	3931 PARK AVE	Anchor - Neighborhood Main Street	A-NMS
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**Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

**148. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**149. Land use description & applicability:**

The site is designated as Anchor – Neighborhood Main Street (A-NMS). Neighborhood Main Street anchors are characterized by attached and detached mixed-use buildings that line the perimeter of the block along street and may span several adjacent blocks. Neighborhood Main Streets provide retail and services to the surrounding neighborhoods. serve as walkable or bikeable destinations where community members meet multiple daily needs in a single trip. When thriving, they are nodes of activity that enliven a neighborhood. See graphic portrayal to the right.



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**“A-NMS” Goals/Objectives:**

Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.

**“A-NMS” Form & Location Characteristics:**

NURTURE, ACCELERATE, and SUSTAIN - Detached and attached single-family, duplexes, triplexes, quadplexes, large homes and apartments, including those with active ground floor commercial uses (including live/work) along sidewalk, as well as commercial and institutional uses. Height: 1-5 stories. Scales: house-scale and block-scale.

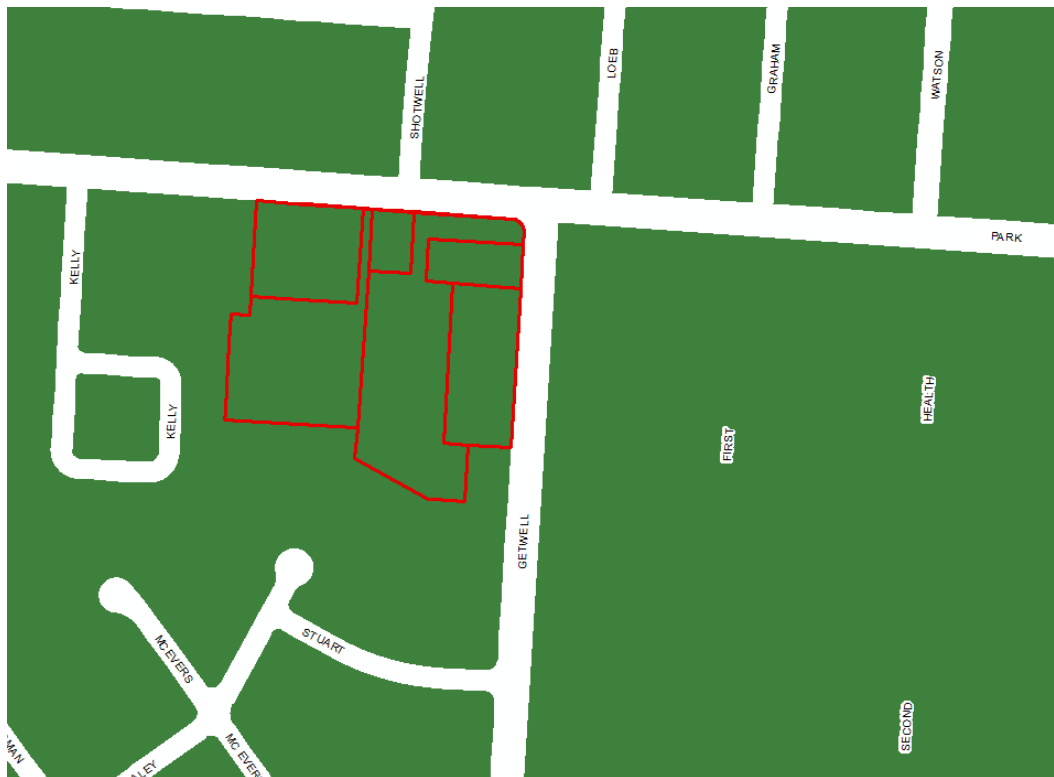
*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on six parcels at Park and Getwell. The parcels are to be rezoned to MU.*

The request meets the criteria because mixed uses are compatible with A-NMS anchors. A rezoning to MU will not disrupt the current character of the neighborhood, increase a mix of uses for the neighborhood and promote pedestrian-oriented infill development. Therefore, the request is consistent.

**150. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Residential, Commercial, and Institutional. The subject site is surrounded by the following zoning districts: CMU-3, CMU-1, CMP, and R-6. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**151. Degree of Change map**



The red boxes indicate the application site. The Degree of Change is Accelerate.

**152. Degree of Change Descriptions**

Accelerate areas rely on a mix of primarily private and philanthropic resources along with some public resources to intensify the existing pattern of a place.

**Actions for Accelerate anchors and anchor neighborhoods are meant to:**

- Improve public realm and infrastructure
- Improve multi-modal transportation options
- Speed up development activity
- Increase density
- Increase mix of uses
- Promote and protect affordable housing

**Ways to Accelerate:**

- Increase building height
- Allow greater mix of uses
- Attract retail and service uses that cater to larger-scale markets
- Reduce building setbacks or establish build-to lines
- Construct new streets or pathways to increase connectivity within large sites
- Consolidate smaller lots into larger parcels that are more attractive for development
- Consider tax increment financing (TIF) districts
- Improve or create parks and civic assets
- Promote pedestrian-oriented infill development
- Reduce surface parking in favor of structured parking and parking demand management options

**Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

Summary Compiled by: Melanie Batke, Comprehensive Planning

Site Address/location: S Parkway West & I-55

Land Use Designation (see pg. 102 for details): Low Intensity Commercial & Services (CSL)

This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
035003 00001C	0 S PARKWAY	Low Intensity Commercial & Services	CSL
035003 00003C	321 S PARKWAY WEST	Low Intensity Commercial & Services	CSL
035004 00001C	299 S PARKWAY	Low Intensity Commercial & Services	CSL
035004 00007	257 S PARKWAY W	Low Intensity Commercial & Services	CSL
035004 00008	253 S PARKWAY W	Low Intensity Commercial & Services	CSL
035004 00009C	245 S PARKWAY W	Low Intensity Commercial & Services	CSL
035004 00025	263 S PARKWAY	Low Intensity Commercial & Services	CSL
035004 00026C	269 S PARKWAY	Low Intensity Commercial & Services	CSL

**Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

**153. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**154. Land use description & applicability:**

The site is designated as Low Intensity Commercial and Services (CSL). 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. These service areas are outside of the anchor boundary and are usually along a corridor or within its own area of multiple commercial and service amenities. See graphic portrayal to the right.



Low  
building.  
located

**“CSL” Goals/Objectives:**

Improved development patterns along auto-oriented commercial corridors, revitalization

**“CSL” Form & Location Characteristics:**

Commercial and services uses, one to four stories height.

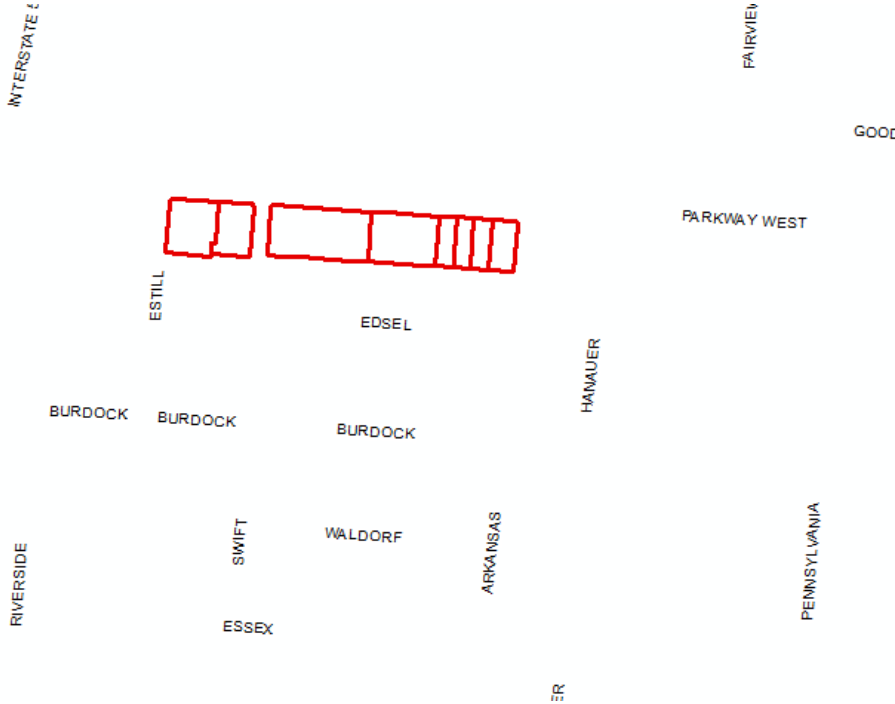
*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on eight parcels at S Parkway West and I-55. The parcels are to be rezoned to CMU-1.*

The request meets the criteria because commercial uses are compatible with A-UMS anchors. CMU-1 is a more appropriate zoning district for lower-intensity, neighborhood-serving commercial uses as opposed to CMU-3 which is intended for higher-intensity, regional-serving commercial uses. Therefore, the request is consistent.

**155. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Residential, Commercial, Industrial and Employment. The subject site is surrounded by the following zoning districts: CMU-3, EMP, and R-6. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**156. Degree of Change map**



The red boxes indicate the application site. There is no Degree of Change.

**Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

Summary Compiled by: Melanie Batke, Comprehensive Planning

Site Address/location: Tillman

Land Use Designation (see pg. 92 for details): Anchor – Neighborhood Main Street (A-NMS)

This review consists of the parcels listed below:

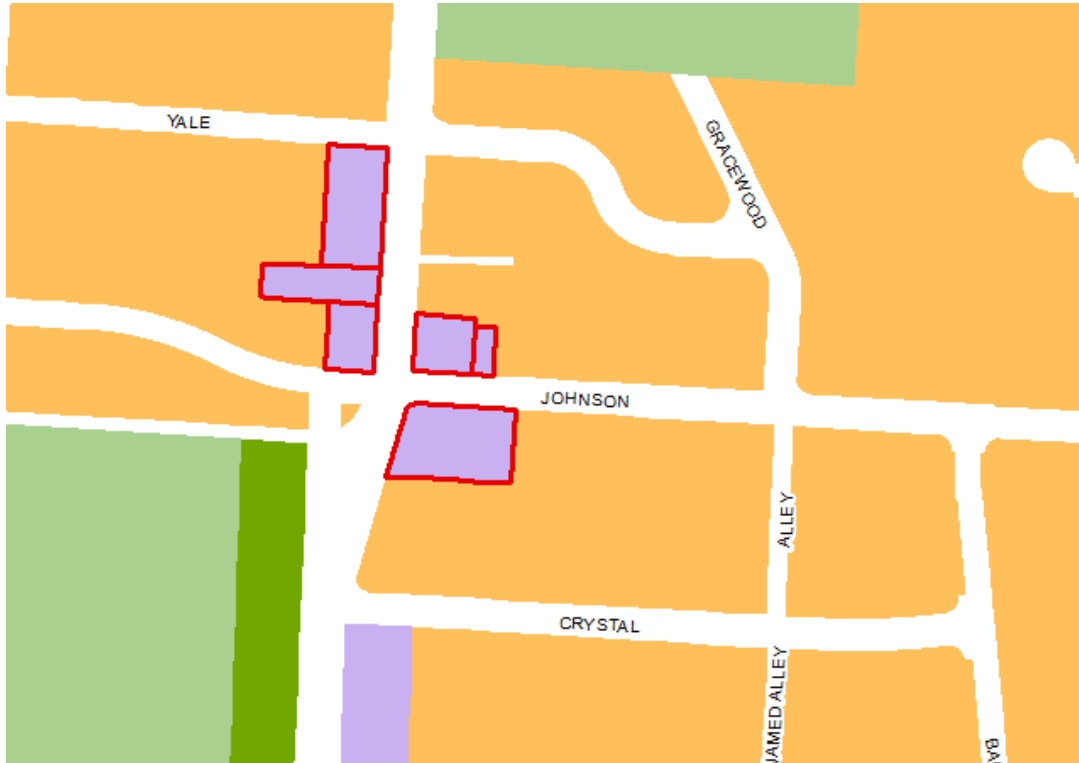
Parcel ID	Property Address	Future Land Use	FLU
037028 00018C	367 TILLMAN ST	Anchor - Neighborhood Main Street	A-NMS
037028 00022	351 TILLMAN ST	Anchor - Neighborhood Main Street	A-NMS
037028 00041	361 TILLMAN ST	Anchor - Neighborhood Main Street	A-NMS
037044 00014	3010 JOHNSON AVE	Anchor - Neighborhood Main Street	A-NMS
037044 00015C	3006 JOHNSON AVE	Anchor - Neighborhood Main Street	A-NMS

044007 00007	3007 JOHNSON AVE	Anchor - Neighborhood Main Street	A-NMS
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**Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

**157. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**158. Land use description & applicability:**

The site is designated as Anchor – Neighborhood Main Street (A-NMS). Neighborhood Main Street anchors are characterized by attached and detached mixed-use buildings that line the perimeter of the block along street and may span several adjacent blocks. Neighborhood Main Streets provide retail and services to the surrounding neighborhoods. serve as walkable or bikeable destinations where community members meet multiple daily needs in a single trip. When thriving, they are nodes activity that enliven a neighborhood. See graphic portrayal to the right.



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**“A-NMS” Goals/Objectives:**

Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.

**“A-NMS” Form & Location Characteristics:**

NURTURE, ACCELERATE, and SUSTAIN - Detached and attached single-family, duplexes, triplexes, quadplexes, large homes and apartments, including those with active ground floor commercial uses (including live/work) along sidewalk, as well as commercial and institutional uses. Height: 1-5 stories. Scales: house-scale and block-scale.

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on six parcels at Tillman and Johnson. The parcels are to be rezoned to CMU-1.*

The request meets the criteria because commercial uses are compatible with A-NMS anchors. CMU-1 is a more appropriate zoning district for low-intensity, neighborhood-serving commercial uses as opposed to CMU-3 which is intended for higher-intensity, regional-serving commercial uses.

**159. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Residential, Commercial, and Vacant Land. The subject site is surrounded by the following zoning districts: CMU-3 and R-6. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**160. Degree of Change map**



The red boxes indicate the application site. The Degree of Change is Accelerate.

**161. Degree of Change Descriptions**



Accelerate areas rely on a mix of primarily private and philanthropic resources along with some public resources to intensify the existing pattern of a place.

Actions for Accelerate anchors and anchor neighborhoods are meant to:

- Improve public realm and infrastructure
- Improve multi-modal transportation options
- Speed up development activity
- Increase density
- Increase mix of uses
- Promote and protect affordable housing

Ways to Accelerate:

- Increase building height
- Allow greater mix of uses
- Attract retail and service uses that cater to larger-scale markets
- Reduce building setbacks or establish build-to lines
- Construct new streets or pathways to increase connectivity within large sites
- Consolidate smaller lots into larger parcels that are more attractive for development
- Consider tax increment financing (TIF) districts
- Improve or create parks and civic assets
- Promote pedestrian-oriented infill development
- Reduce surface parking in favor of structured parking and parking demand management options

Based on the information provided, the proposal is **CONSISTENT** with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Melanie Batke, Comprehensive Planning

Site Address/location: Vance Avenue

Land Use Designation (see pg. 82 & 90 for details): Anchor Neighborhood – Mix of Building Types (AN-M) & Anchor – Neighborhood Crossing (A-NC)

This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
007016 00022	0 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007016 00023	734 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007016 00024	728 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007016 00025	0 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007016 00026	0 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007016 00027	704 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007016 00028	0 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007016 00031	0 VANCE	Anchor Neighborhood - Mix of Building Types	AN-M
007016 00032	0 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007016 00033	656 VANCE	Anchor Neighborhood - Mix of Building Types	AN-M
007016 00034	650 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007016 00035C	672 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007016 00038	678 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007017 00002C	640 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007017 00010	626 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007017 00010Z	0 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M

007017 00011	0 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007017 00011Z	0 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007017 00012	618 VANCE	Anchor Neighborhood - Mix of Building Types	AN-M
007017 00012Z	0 CYNTHIA PL	Anchor Neighborhood - Mix of Building Types	AN-M
007017 00013	0 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007017 00013Z	0 CYNTHIA PL	Anchor Neighborhood - Mix of Building Types	AN-M
007017 00014C	614 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007018 00012	604 VANCE	Anchor Neighborhood - Mix of Building Types	AN-M
007018 00013	0 VANCE	Anchor Neighborhood - Mix of Building Types	AN-M
007018 00014C	588 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007018 00016	582 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007018 00017C	576 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007018 00020	0 VANCE	Anchor Neighborhood - Mix of Building Types	AN-M
007020 00001C	479 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007020 00003C	485 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007020 00007	503 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007020 00008	509 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007020 00009	509 DRIVER	Anchor Neighborhood - Mix of Building Types	AN-M
007020 00010	519 VANCE	Anchor - Neighborhood Crossing	A-NC
007020 00011	531 VANCE AVE	Anchor - Neighborhood Crossing	A-NC
007020 00013C	547 VANCE AVE	Anchor - Neighborhood Crossing	A-NC
007021 00001	563 VANCE	Anchor Neighborhood - Mix of Building Types	AN-M
007021 00002	571 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007021 00003C	585 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007021 00007C	0 VANCE	Anchor Neighborhood - Mix of Building Types	AN-M
007021 00010	0 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007021 00011	0 VANCE	Anchor Neighborhood - Mix of Building Types	AN-M
007021 00012	615 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007021 00013	0 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007021 00014	0 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007021 00015C	VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007022 00003	0 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007022 00004	741 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M
007022 00005	343 BOYD ST	Anchor Neighborhood - Mix of Building Types	AN-M
007022 00021	733 VANCE	Anchor Neighborhood - Mix of Building Types	AN-M
007022 00022	729 VANCE AVE	Anchor Neighborhood - Mix of Building Types	AN-M

**Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

**162. FUTURE LAND USE PLANNING MAP**



focusing investment toward areas that support plan goals and objectives.

**“AN-M” Form & Location Characteristics:**

ACCELERATE: Primarily detached, single-family house-scale residences of 1-3 stories in height. Attached, house-scale single-family, duplexes, triplexes and quadplexes of 1-3 stories in height permitted on parcels within 200 feet of an anchor and at intersections where the presence of such housing type currently exists. Building-scale large homes and apartments of 2-4 stories in height permitted on parcels within 100 feet of an anchor; at intersections where the presence of such housing type currently exists at the intersection. Other housing and commercial types along avenues, boulevards and parkways as identified in the Street Types Map where same types exist on one or more adjacent parcels.

**“A-NC” Form & Location Characteristics:**

NURTURE, ACCELERATE, and SUSTAIN: Primarily detached, single-family residences and commercial and institutional uses. Attached single-family, duplexes, triplexes, quadplexes and large homes (defined in the UDC as those apartment buildings with up to 6 units), including those with active ground floor commercial uses (including live/work) along sidewalk, are also permitted. House-scale and 1-3 stories in height.

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 52 parcels along Vance Avenue. The parcels are to be rezoned to CMU-1.*

The request meets the criteria because Vance is an Avenue as defined by the Memphis 3.0 Street Typologies and commercial uses are compatible with AN-M when located along an Avenue. Commercial uses are also compatible with A-NC anchors. CMU-1 is a more appropriate zoning district for low-intensity, neighborhood-serving commercial uses as opposed to CMU-3 which is intended for higher-intensity, regional-serving commercial uses.

**164. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Residential, Commercial, Office, Institutional, Industrial, Recreation/Open Space, Parking, and Vacant land. The subject site is surrounded by the following zoning districts: CMU-3, RU-3, EMP, and S. Downtwn R. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**165. Degree of Change map**



The red boxes indicate the application site. The Degree of Change is Accelerate.

### 166. Degree of Change Descriptions

Accelerate areas rely on a mix of primarily private and philanthropic resources along with some public resources to intensify the existing pattern of a place.

**Actions for Accelerate anchors and anchor neighborhoods are meant to:**

- Improve public realm and infrastructure
- Improve multi-modal transportation options
- Speed up development activity
- Increase density
- Increase mix of uses
- Promote and protect affordable housing

**Ways to Accelerate:**

- Increase building height
- Allow greater mix of uses
- Attract retail and service uses that cater to larger-scale markets
- Reduce building setbacks or establish build-to lines
- Construct new streets or pathways to increase connectivity within large sites
- Consolidate smaller lots into larger parcels that are more attractive for development
- Consider tax increment financing (TIF) districts
- Improve or create parks and civic assets
- Promote pedestrian-oriented infill development
- Reduce surface parking in favor of structured parking and parking demand management options

Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Bradyn Carson, Comprehensive Planning

Site Address/location: Coro Lake (North)

Land Use Designation (see pg. 86 for details): Primarily Single-Unit Neighborhood (NS)

This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
082013 00011C	0 FIELDS RD	Primarily Single-Unit Neighborhood	NS
082013 00024	0 FIELDS RD	Primarily Single-Unit Neighborhood	NS
082013 00025	1281 FIELDS RD	Primarily Single-Unit Neighborhood	NS
082013 00027	1271 FIELDS RD	Primarily Single-Unit Neighborhood	NS
082013 00028	0	Primarily Single-Unit Neighborhood	NS
082013 00029	0 FIELDS RD	Primarily Single-Unit Neighborhood	NS
082013 00030	0 FIELDS RD	Primarily Single-Unit Neighborhood	NS
082013 00031	1257 FIELDS RD	Primarily Single-Unit Neighborhood	NS
082013 00033	0	Primarily Single-Unit Neighborhood	NS
082013 00034	0	Primarily Single-Unit Neighborhood	NS
082013 00036	0 E RAINES RD	Primarily Single-Unit Neighborhood	NS
082013 00037	0 E RAINES RD	Primarily Single-Unit Neighborhood	NS
082013 00038	0 RAINES RD	Primarily Single-Unit Neighborhood	NS
082013 00041	0 RAINES RD	Primarily Single-Unit Neighborhood	NS
082013 00073	0 RAINES RD	Primarily Single-Unit Neighborhood	NS

082013 00074	0 RAINES RD	Primarily Single-Unit Neighborhood	NS
082013 00075	0 RAINES RD	Primarily Single-Unit Neighborhood	NS
082013 00076	0 FIELDS RD	Primarily Single-Unit Neighborhood	NS
082013 00091	0	Primarily Single-Unit Neighborhood	NS
082013 00093	RAINES RD	Primarily Single-Unit Neighborhood	NS
082013 00094	1552 W RAINES RD	Primarily Single-Unit Neighborhood	NS
082014 00012C	1553 W RAINES RD	Primarily Single-Unit Neighborhood	NS
082014 00015	1463 W RAINES RD	Primarily Single-Unit Neighborhood	NS
082014 00016	0 RAINES	Primarily Single-Unit Neighborhood	NS
082014 00017	0 OPPORTUNITY	Primarily Single-Unit Neighborhood	NS
082014 00018	4254 OPPORTUNITY RD	Primarily Single-Unit Neighborhood	NS
082014 00019	0 OPPORTUNITY	Primarily Single-Unit Neighborhood	NS
082014 00020	4266 OPPORTUNITY RD	Primarily Single-Unit Neighborhood	NS
082014 00021	0 OPPORTUNITY	Primarily Single-Unit Neighborhood	NS
082016 00001	1421 W RAINES RD	Primarily Single-Unit Neighborhood	NS
082016 00002	1407 W RAINES RD	Primarily Single-Unit Neighborhood	NS
082016 00003	1401 W RAINES RD	Primarily Single-Unit Neighborhood	NS
082017 00078	0 WEAVER RD	Primarily Single-Unit Neighborhood	NS
082017 00079	3967 WEAVER RD	Primarily Single-Unit Neighborhood	NS

**Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

**167. FUTURE LAND USE PLANNING MAP**







1-3 stories  
Beyond 1/2 mile from a Community Anchor

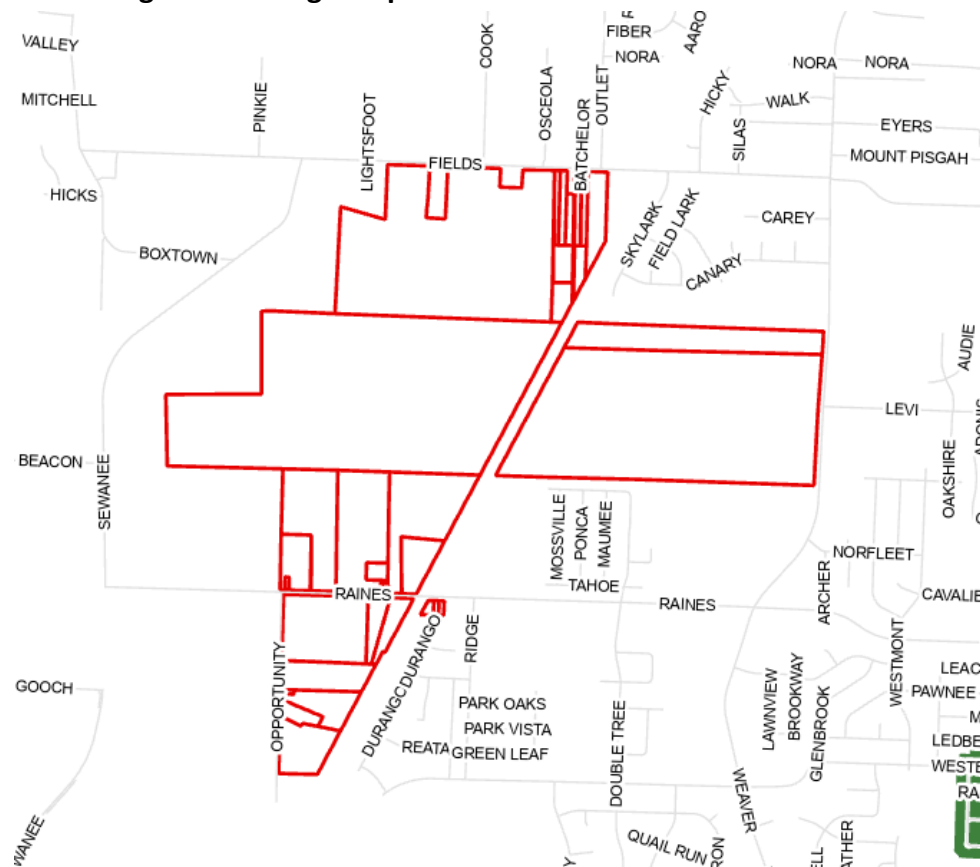
*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 34 parcels in the Coro Lake (North) area. The parcels are to be rezoned to R-6.*

The request meets the criteria because residential neighborhoods consisting primarily of single-unit houses are the intent of NS. The industrial uses allowed by the current IH zoning of the area are incompatible with NS.

**169. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Single-family Residential, Vacant and Institutional. The subject site is surrounded by the following zoning districts: R-6 and R-8. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**170. Degree of Change map**



The site is not in a Degree of Change area as indicated by the red boxes.

**171. Degree of Change Descriptions**

n/a  
Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Andrew Schmitz, Comprehensive Planning

Site Address/location: Coro Lake (South)

Land Use Designation (see pg. 112 for details): Industrial (I)

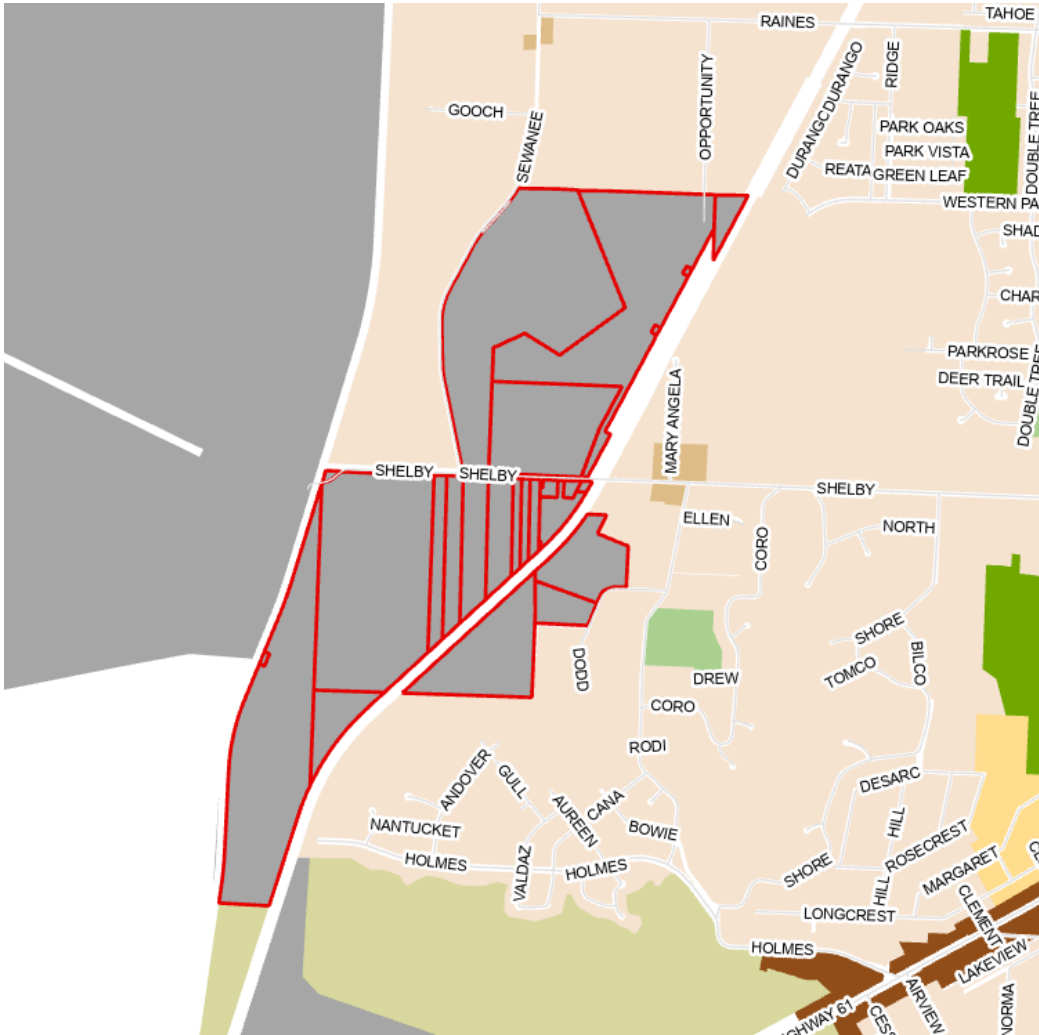
This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
082014 00022	4380 OPORTUNITY RD	Industrial	I
082014 00024	0	Industrial	I
082014 00025	0	Industrial	I
082014 00026	0 W SHELBY DR	Industrial	I
082014 00047	0 W SHELBY DR	Industrial	I
082014 00048	0 W SHELBY DR	Industrial	I
082062 00162	0	Industrial	I
082062 00164C	1678 W DODD RD	Industrial	I
082062 00170	0 W DODD RD	Industrial	I
082072 00001	0 SHELBY DR	Industrial	I
082073 00001	0 SHELBY DR	Industrial	I
082073 00002	1883 W SHELBY DR	Industrial	I
082073 00003	0 W SHELBY DR	Industrial	I
082073 00004	1835 W SHELBY DR	Industrial	I
082073 00005	1805 W SHELBY DR	Industrial	I
082073 00006	1795 W SHELBY DR	Industrial	I
082073 00007	1785 W SHELBY DR	Industrial	I
082073 00008	1761 W SHELBY DR	Industrial	I
082073 00009	0 W SHELBY DR	Industrial	I
082073 00010	0 W SHELBY DR	Industrial	I
082073 00011	0 W SHELBY DR	Industrial	I
082073 00012	1725 W SHELBY DR	Industrial	I
082073 00013	0 W SHELBY DR	Industrial	I
082073 00014	0	Industrial	I
082073 00015	2014 W HOLMES RD	Industrial	I
082073 00016	0 W SHELBY DR	Industrial	I
082073 00017	0 W SHELBY DR	Industrial	I

**Based on the Existing, Adjacent Land Use and Zoning, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

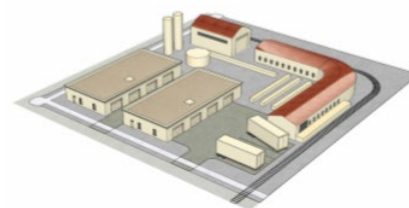
**172. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application site on the Future Land Use Map.

**173. Land use description & applicability:**

The site is designated as Industrial (I). Industrial areas are higher intensity forms that are not suitable next to neighborhoods. These active areas are located on land where productive for the continued existence of high impact manufacturing and would not need to change to another Industrial areas are usually located alongside highways and majorly accessed by cars, trucks, and freight infrastructure. See graphic portrayal to the right.



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**“I” Goals/Objectives:**

Preservation/maintenance of manufacturing/industrial jobs where suitable, protection of neighborhoods from impactful uses and activities.

**“I” Form & Location Characteristics:**

Industrial  
1-10 stories

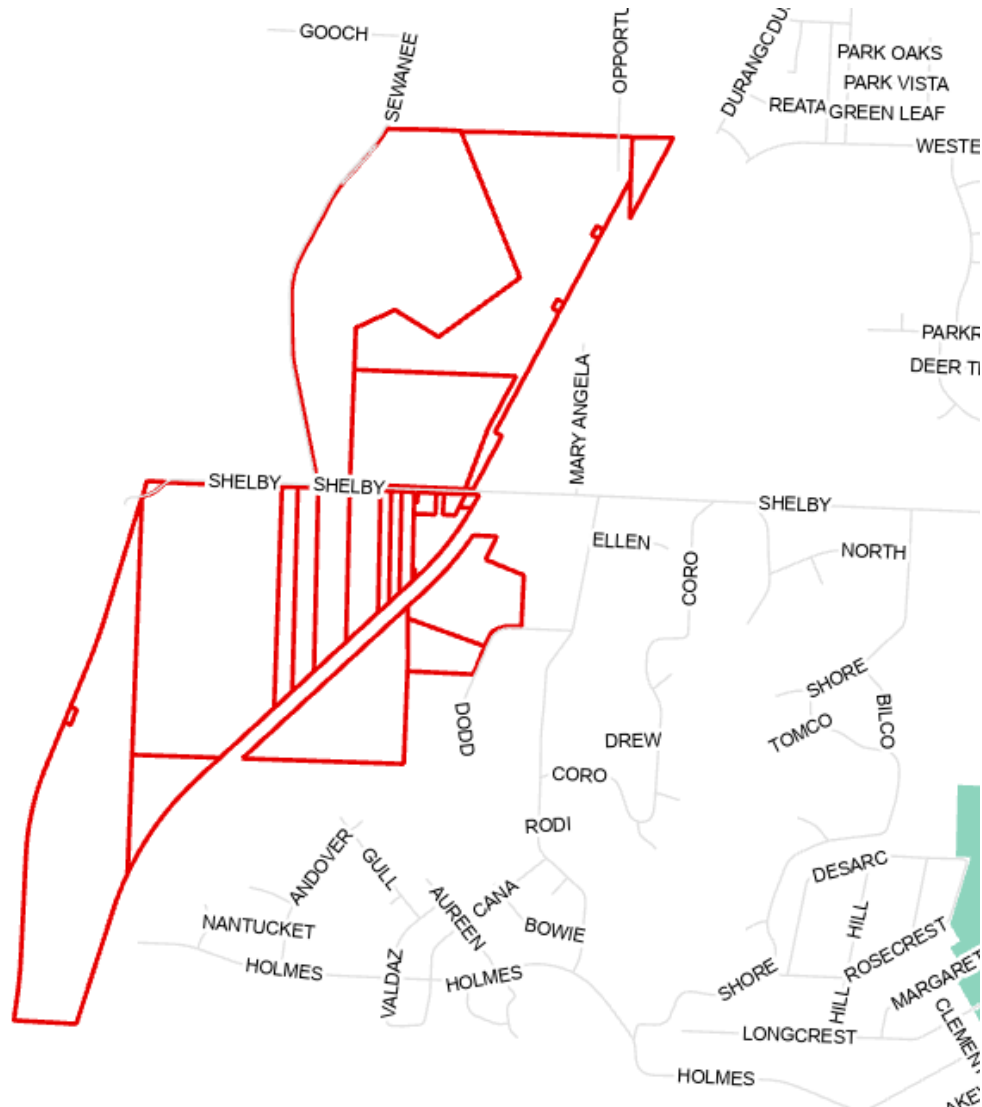
The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 27 parcels in the Coro Lake (South) area. The parcels are to be rezoned to R-6.

The request does not meet the criteria because residential uses are incompatible with Industrial areas.

**174. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Single-family Residential and Vacant. The subject site is surrounded by the following zoning districts: R-6 and R-8. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**175. Degree of Change map**



The application site is not in a Degree of Change area as indicated by the red boxes.

**176. Degree of Change Descriptions**

n/a

Based on the information provided, the proposal is **CONSISTENT** with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Andrew Schmitz, Comprehensive Planning

Site Address/location: Elvis Presley & Finley

Land Use Designation (see pg. 92 for details): Anchor – Neighborhood Main Street (A-NMS)

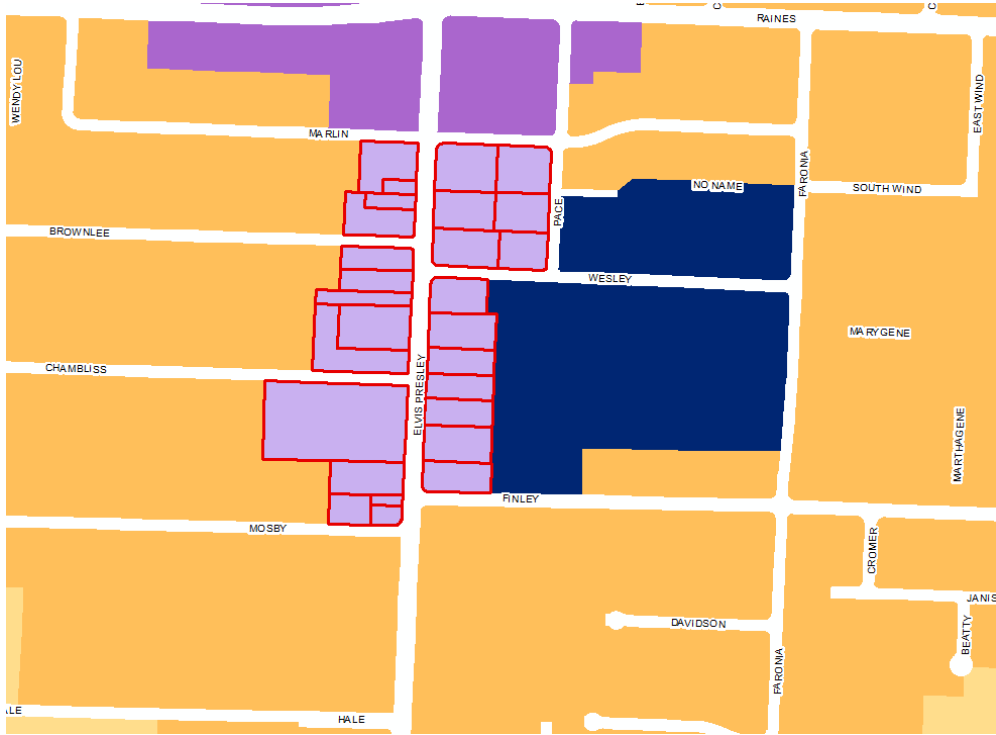
This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
077043 00029	4211 HIGHWAY 51 SOUTH	Anchor - Neighborhood Main Street	A-NMS
077043 00030	4221 HWY 51 S	Anchor - Neighborhood Main Street	A-NMS
077043 00031	4229 HWY 51 S	Anchor - Neighborhood Main Street	A-NMS
077043 00032C	4237 ELVIS PRESLEY BLVD	Anchor - Neighborhood Main Street	A-NMS
077045 00025	4255 HWY 51 S	Anchor - Neighborhood Main Street	A-NMS
077045 00026C	4259 HWY 51 S	Anchor - Neighborhood Main Street	A-NMS
077045 00028	4277 ELVIS PRESLEY BLVD	Anchor - Neighborhood Main Street	A-NMS
077045 00029C	4299 ELVIS PRESLEY BLVD	Anchor - Neighborhood Main Street	A-NMS
077045 00059	4271 ELVIS PRESLEY BLVD	Anchor - Neighborhood Main Street	A-NMS
077046 00025C	1101 CHAMBLISS RD	Anchor - Neighborhood Main Street	A-NMS
077046 00030	4349 HIGHWAY 51 SOUTH	Anchor - Neighborhood Main Street	A-NMS
077046 00058	4355 ELVIS PRESLEY BLVD	Anchor - Neighborhood Main Street	A-NMS
077046 00059	4359 ELVIS PRESLEY BLVD	Anchor - Neighborhood Main Street	A-NMS
077046 00060	1136 MOSBY RD	Anchor - Neighborhood Main Street	A-NMS
079003 00019	4350 S HIGHWAY 51	Anchor - Neighborhood Main Street	A-NMS
079003 00022	4290 S HIGHWAY 51	Anchor - Neighborhood Main Street	A-NMS

Based on the Future Land Use Planning Map, the proposal is **CONSISTENT** with the Memphis 3.0 Comprehensive Plan.

The following information about the land use designation can be found on pages 76 – 122:

**177. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**178. Land use description & applicability:**

The site is designated as Anchor – Neighborhood Main Street (A-NMS). Neighborhood Main Street anchors are characterized by attached and detached mixed-use buildings that line the perimeter of the block along street and may span several adjacent blocks. Neighborhood Main Streets provide retail and services to the surrounding neighborhoods. They serve as walkable or bikeable destinations where community members meet multiple daily needs in a single trip. When thriving, they are nodes of activity that enliven a neighborhood. See graphic portrayal to the right.



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**“A-NMS” Goals/Objectives:**

Support organization of services, amenities, and opportunities in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives.

**“A-NMS” Form & Location Characteristics:**

NURTURE, ACCELERATE, and SUSTAIN - Detached and attached single-family, duplexes, triplexes, quadplexes, large homes and apartments, including those with active ground floor commercial uses (including live/work) along sidewalk, as well as commercial and institutional uses. Height: 1-5 stories. Scales: house-scale and block-scale.

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 16 parcels at Elvis Presley and Finley. The parcels are to be rezoned to CMU-1.*

The request meets the criteria because mixed-uses are compatible with A-NMS anchors. CMU-1 is a more appropriate zoning district for low-intensity, neighborhood-serving commercial uses as opposed to CMU-3

which is intended for higher-intensity, regional-serving commercial uses.

**179. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Residential, Commercial, and Office. The subject site is surrounded by the following zoning districts: CMU-3, CMU-1, OG, and R-10. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**180. Degree of Change map**



The red boxes indicate the application site. The Degree of Change is Accelerate.

**181. Degree of Change Descriptions**

Accelerate areas rely on a mix of primarily private and philanthropic resources along with some public resources to intensify the existing pattern of a place.

**Actions for Accelerate anchors and anchor neighborhoods are meant to:**

- Improve public realm and infrastructure
- Improve multi-modal transportation options
- Speed up development activity
- Increase density
- Increase mix of uses
- Promote and protect affordable housing

**Ways to Accelerate:**

- Increase building height
- Allow greater mix of uses
- Attract retail and service uses that cater to larger-scale markets
- Reduce building setbacks or establish build-to lines
- Construct new streets or pathways to increase connectivity within large sites
- Consolidate smaller lots into larger parcels that are more attractive for development
- Consider tax increment financing (TIF) districts
- Improve or create parks and civic assets
- Promote pedestrian-oriented infill development
- Reduce surface parking in favor of structured parking and parking demand management options

**Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

Summary Compiled by: Melanie Batke, Comprehensive Planning

Site Address/location: Elvis Presley & Raines

Land Use Designation (see pg. 94 for details): Anchor – Urban Main Street (A-UMS)

This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
077027 00012	0 S HIGHWAY 51	Anchor - Urban Main Street	A-UMS
077027 00013	3993 S ELVIS PRESLEY BLVD	Anchor - Urban Main Street	A-UMS
077027 00015	4049 S HIGHWAY 51	Anchor - Urban Main Street	A-UMS
077027 00016	0 ELVIS PRESLEY BLVD	Anchor - Urban Main Street	A-UMS
077027 00017	4121 S HIGHWAY 51	Anchor - Urban Main Street	A-UMS
077027 00018C	4135 ELVIS PRESLEY BLVD	Anchor - Urban Main Street	A-UMS
077027 00020	1138 E RAINES RD	Anchor - Urban Main Street	A-UMS
077027 00058	4029 S HIGHWAY 51	Anchor - Urban Main Street	A-UMS
077027 00059	3995 ELVIS PRESLEY BLVD	Anchor - Urban Main Street	A-UMS
077044 00012	1127 E RAINES RD	Anchor - Urban Main Street	A-UMS
077044 00013	1137 RAINES RD	Anchor - Urban Main Street	A-UMS

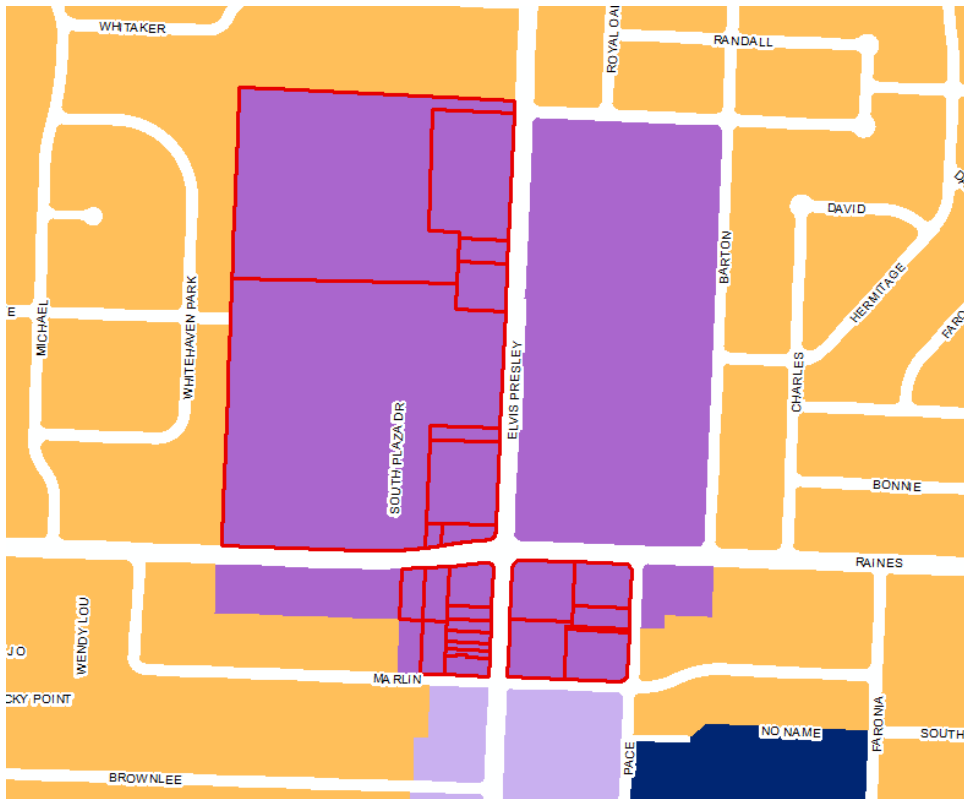


077044 00014	4155 ELVIS PRESLEY BLVD	Anchor - Urban Main Street	A- UMS
077044 00015	4173 HWY 51 S	Anchor - Urban Main Street	A- UMS
077044 00016	4177 HIGHWAY 51 SOUTH	Anchor - Urban Main Street	A- UMS
077044 00018	4191 S HWY 51	Anchor - Urban Main Street	A- UMS
077044 00019	1136 MARLIN RD	Anchor - Urban Main Street	A- UMS
077044 00032	4181 ELVIS PRESLEY BLVD	Anchor - Urban Main Street	A- UMS
077044 00033	4185 ELVIS PRESLEY BLVD	Anchor - Urban Main Street	A- UMS
077044 00034	4187 ELVIS PRESLEY BLVD	Anchor - Urban Main Street	A- UMS
079001 00005	4185 PACE RD	Anchor - Urban Main Street	A- UMS
079001 00013	4154 ELVIS PRESLEY BLVD	Anchor - Urban Main Street	A- UMS
079001 00014	RD RD	Anchor - Urban Main Street	A- UMS
079001 00015C	4180 ELVIS PRESLEY BLVD	Anchor - Urban Main Street	A- UMS
079001 00016	1209 E RAINES RD	Anchor - Urban Main Street	A- UMS
079001 00017	0 PACE ST	Anchor - Urban Main Street	A- UMS
077027 00012	0 S HIGHWAY 51	Anchor - Urban Main Street	A- UMS
077027 00013	3993 S ELVIS PRESLEY BLVD	Anchor - Urban Main Street	A- UMS

**Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

**182. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**183. Land use description & applicability:**

The site is designated as Anchor – Urban Main Street (A-UMS). Urban Street anchors are characterized by attached mixed-use buildings that multiple blocks along a street. An Urban Main Street provides retail and to surrounding neighborhoods in a pedestrian-friendly environment, it possible to accomplish several errands in a single trip. An Urban Main a center of activity and supports a shared sense of community. See portrayal to the right.



Main span services making Street is graphic

**“A-UMS” Goals/Objectives:**

Support organization of services, amenities, opportunities, and housing choices in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives, nodal development of continuous commercial corridors.

**“A-UMS” Form & Location Characteristics:**

NURTURE, SUSTAIN, and ACCELERATE: Buildings are primarily attached and block-scale with a mix of uses, one to seven stories in height and extend several blocks.

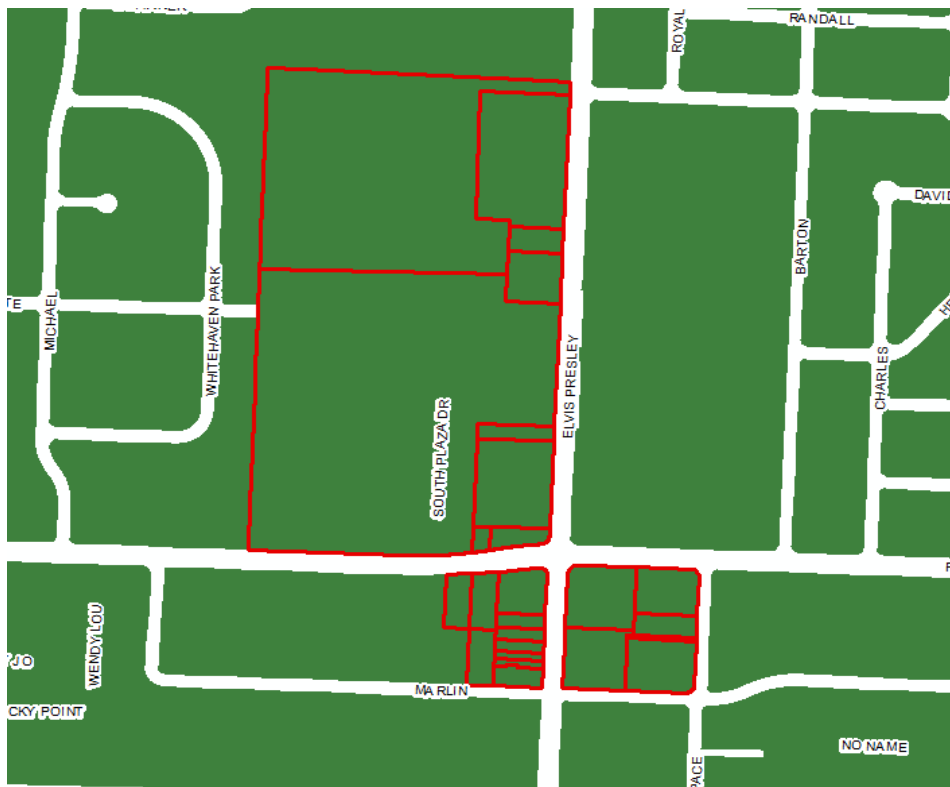
*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 25 parcels at Elvis Presley and Raines. The parcels are to be rezoned to CMU-2. All parcels except, parcel 077027 00012 are currently zoned CMU-3.*

The request meets the criteria because commercial uses are compatible with A-UMS anchors. Parcel 077027 00012 is large, vacant parcel and zoned R-10. A rezoning to CMU-2 will not disrupt the current character of the existing neighborhood and increase a mix of uses for the neighborhood. For the remaining parcels, CMU-2 is a more appropriate zoning district for lower-intensity, neighborhood-serving commercial uses as opposed to CMU-3 which is intended for higher-intensity, regional-serving commercial uses. Therefore, the request is consistent.

**184. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Residential, Commercial, Vacant Land and Office. The subject site is surrounded by the following zoning districts: CMU-3, CMU-1, R-10 and RU-3. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**185. Degree of Change map**



The red boxes indicate the application site. The Degree of Change is Accelerate.

**186. Degree of Change Descriptions**

Accelerate areas rely on a mix of primarily private and philanthropic resources along with some public resources to intensify the existing pattern of a place.

**Actions for Accelerate anchors and anchor neighborhoods are meant to:**

- Improve public realm and infrastructure
- Improve multi-modal transportation options
- Speed up development activity
- Increase density
- Increase mix of uses
- Promote and protect affordable housing

**Ways to Accelerate:**

- Increase building height
- Allow greater mix of uses
- Attract retail and service uses that cater to larger-scale markets
- Reduce building setbacks or establish build-to lines
- Construct new streets or pathways to increase connectivity within large sites
- Consolidate smaller lots into larger parcels that are more attractive for development
- Consider tax increment financing (TIF) districts
- Improve or create parks and civic assets
- Promote pedestrian-oriented infill development
- Reduce surface parking in favor of structured parking and parking demand management options

**Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

Summary Compiled by: Melanie Batke, Comprehensive Planning

Site Address/location: Whitehaven Plaza

Land Use Designation (see pg. 94 for details): Anchor – Urban Main Street (A-UMS)

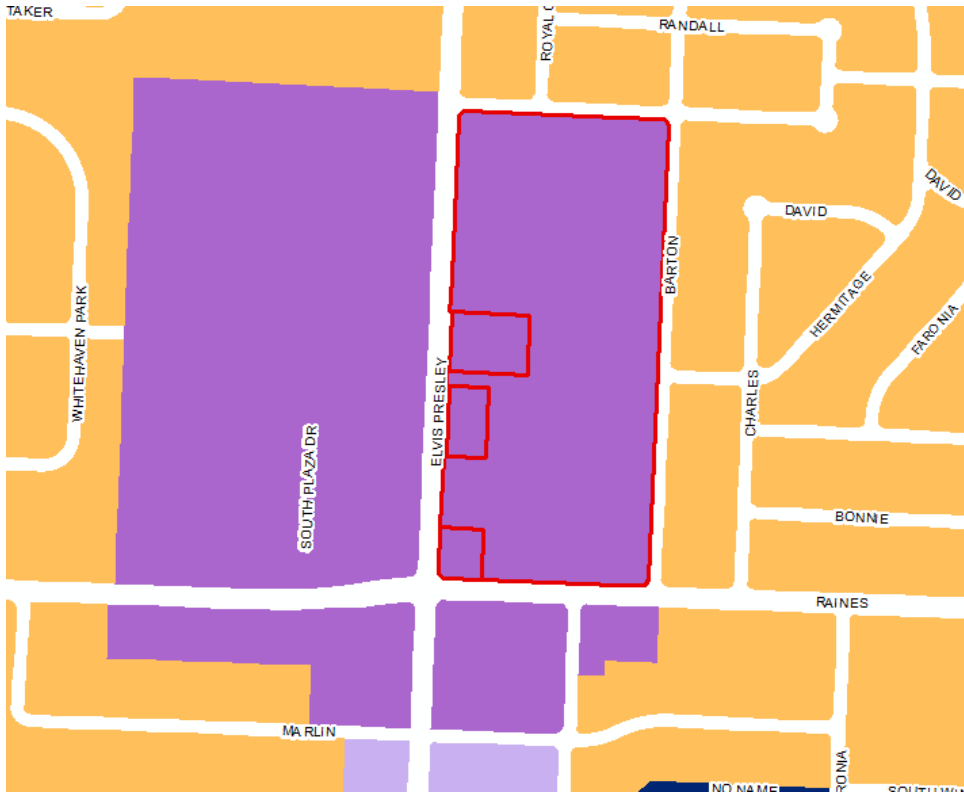
This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
078101 00002	4134 S HIGHWAY 51	Anchor - Urban Main Street	A-UMS
078101 00004C	4096 ELVIS PRESLEY BLVD	Anchor - Urban Main Street	A-UMS
078101 00011	4088 ELVIS PRESLEY BLVD	Anchor - Urban Main Street	A-UMS
078101 00012	4056 ELVIS PRESLEY BLVD	Anchor - Urban Main Street	A-UMS

**Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

**187. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**188. Land use description & applicability:**

The site is designated as Anchor – Urban Main Street (A-UMS). Urban Street anchors are characterized by attached mixed-use buildings that multiple blocks along a street. An Urban Main Street provides retail and to surrounding neighborhoods in a pedestrian-friendly environment, it possible to accomplish several errands in a single trip. An Urban Main a center of activity and supports a shared sense of community. See portrayal to the right.



Main span services making Street is graphic

**“A-UMS” Goals/Objectives:**

Support organization of services, amenities, opportunities, and housing choices in direct relationship to anchor neighborhoods, focusing investment toward areas that support plan goals and objectives, nodal development of continuous commercial corridors.

**“A-UMS” Form & Location Characteristics:**

NURTURE, SUSTAIN, and ACCELERATE: Buildings are primarily attached and block-scale with a mix of uses, one to seven stories in height and extend several blocks.

*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on four parcels at Whitehaven Plaza. Three of the parcels are to be rezoned to MU. Parcel 078101 0011 will be rezoned to MU and RU-3 (the northeast portion of the parcel).*

The request meets the criteria because mixed-uses are compatible with A-UMS anchors. MU is a more appropriate zoning district to encourage pedestrian activity as opposed to CMU-3 which is intended for

higher-intensity, regional serving commercial uses. A rezoning to MU will not disrupt the current character of the existing neighborhood and increase a mix of uses for the neighborhood. For the northeast portion of parcel 078101 0011, RU-3 is a more appropriate zoning district as it will provide a buffer to the existing neighborhood. Therefore, the request is consistent.

**189. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Residential, Commercial, Vacant Land and Office. The subject site is surrounded by the following zoning districts: CMU-3, CMU-1, OG and RU-3. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**190. Degree of Change map**



The red boxes indicate the application site. The Degree of Change is Accelerate.

**191. Degree of Change Descriptions**

Accelerate areas rely on a mix of primarily private and philanthropic resources along with some public resources to intensify the existing pattern of a place.

**Actions for Accelerate anchors and anchor neighborhoods are meant to:**

- Improve public realm and infrastructure
- Improve multi-modal transportation options
- Speed up development activity
- Increase density
- Increase mix of uses
- Promote and protect affordable housing

**Ways to Accelerate:**

- Increase building height
- Allow greater mix of uses
- Attract retail and service uses that cater to larger-scale markets
- Reduce building setbacks or establish build-to lines
- Construct new streets or pathways to increase connectivity within large sites
- Consolidate smaller lots into larger parcels that are more attractive for development
- Consider tax increment financing (TIF) districts
- Improve or create parks and civic assets
- Promote pedestrian-oriented infill development
- Reduce surface parking in favor of structured parking and parking demand management options

**Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

Summary Compiled by: Melanie Batke, Comprehensive Planning

Site Address/location: 633 S Cleveland St

Land Use Designation (see pg. 80 for details): Anchor Neighborhood – Primarily Single Unit (AN-S)

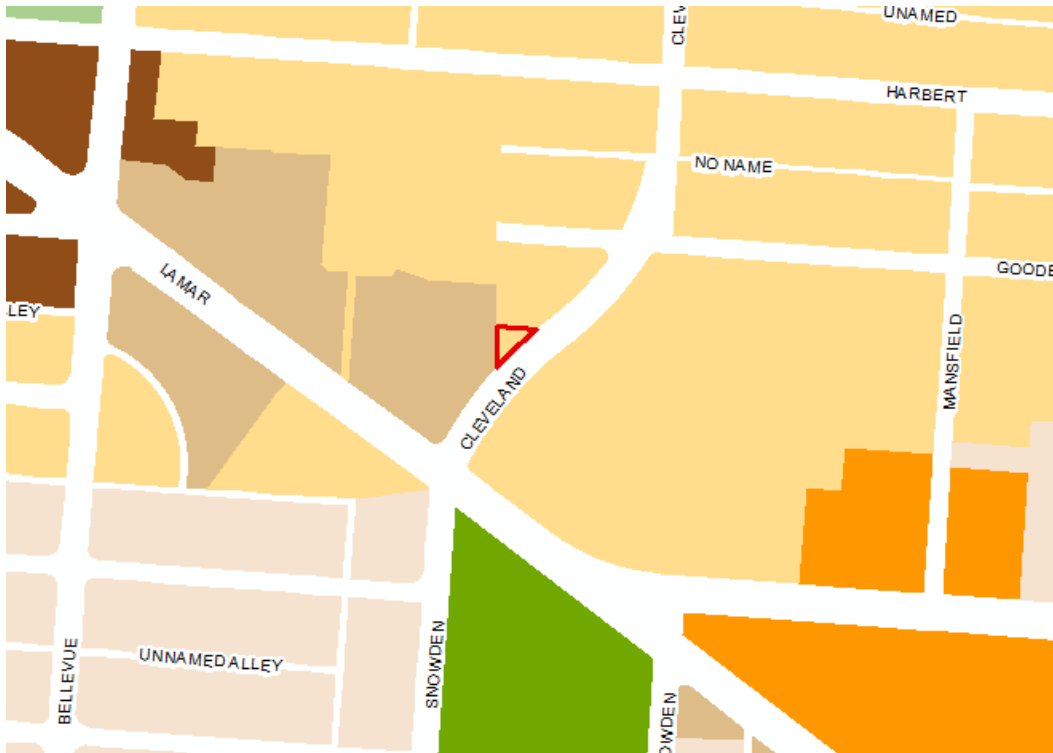
This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
015001 00071	633 S CLEVELAND ST	Anchor Neighborhood - Primarily Single-Unit	AN-S

**Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

**192. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**193. Land use description & applicability:**

The site is designated as Anchor Neighborhood – Primarily Single Unit (AN-S). Primarily Single-Unit Anchor Neighborhoods are characterized by house scale buildings between one and three stories high. A mixture of detached and semi-detached homes fills this residential designation around the anchor location, mostly consisting of single-family homes or duplexes. These neighborhoods are located within a 10-minute walk of anchor, making residential more accessible for pedestrians to anchor amenities. See graphic portrayal to the right.



the

**“AN-S” Goals/Objectives:**

Preservation and stabilization of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services and jobs, building up not out.

**“AN-S” Form & Location Characteristics:**

ACCELERATE - Primarily detached, single-family residences. Attached single-family, duplexes, triplexes and quadplexes permitted on parcels within 100 feet of an anchor; at intersections where the presence of such housing type currently exists at the intersection and along avenues, boulevards and parkways as identified in the Street Types Map. Height: 1-3 stories. Scale: house-scale.



The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 1 parcel near on Cleveland St. The parcel is to be rezoned from CMU-3 to CMU-1.

The request does not meet the criteria because commercial uses are not compatible with AN-S areas.

**194. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Residential, Commercial, Institutional, and Recreation/Open Space. The subject site is surrounded by the following zoning districts: CMU-1, RU-3, and R-6(H). This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**195. Degree of Change map**



The red box indicates the application site. The Degree of Change is Accelerate.

**196. Degree of Change Descriptions**

Accelerate areas rely on a mix of primarily private and philanthropic resources along with some public resources to intensify the existing pattern of a place.

**Actions for Accelerate anchors and anchor neighborhoods are meant to:**

- Improve public realm and infrastructure
- Improve multi-modal transportation options
- Speed up development activity
- Increase density
- Increase mix of uses
- Promote and protect affordable housing

**Ways to Accelerate:**

- Increase building height
- Allow greater mix of uses
- Attract retail and service uses that cater to larger-scale markets
- Reduce building setbacks or establish build-to lines
- Construct new streets or pathways to increase connectivity within large sites
- Consolidate smaller lots into larger parcels that are more attractive for development
- Consider tax increment financing (TIF) districts
- Improve or create parks and civic assets
- Promote pedestrian-oriented infill development
- Reduce surface parking in favor of structured parking and parking demand management options

Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Giahanna Bridges, Comprehensive Planning

Site Address/location: Lamar and Southern

Land Use Designation (see pg. 82 for details): Anchor Neighborhood – Mix of Building Types (AN-M)

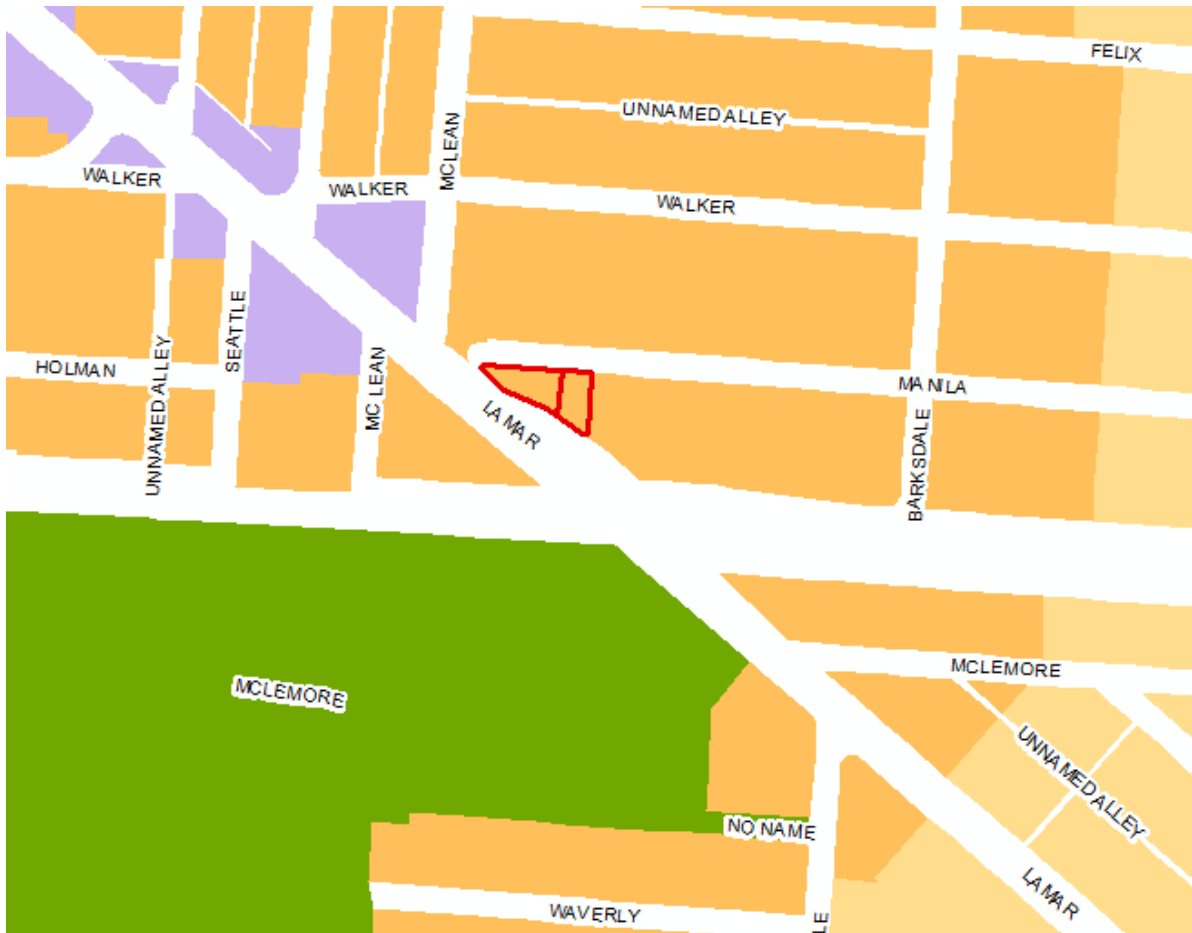
This review consists of the parcels listed below:

Parcel ID	Property Address	Future Land Use	FLU
031072 00001	1826 LAMAR AVE	Anchor Neighborhood - Mix of Building Types	AN-M
031072 00002	1847 MANILA AVE	Anchor Neighborhood - Mix of Building Types	AN-M

**Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

**197. FUTURE LAND USE PLANNING MAP**



The red boxes indicate the application sites on the Future Land Use Map.

**198. Land use description & applicability:**

The site is designated as Anchor Neighborhood – Mix of Building (AN-M). AN-M areas are a combination of one to three-story house-buildings with building scale large home and apartments of up to stories close to anchors and along corridors. In these neighborhoods mix of attached, semi-detached, and detached residential, all located a 10-minute walk from the anchor destination. Any mixed-use is corridors, allowing shopping destinations to connect between mixed-and residential neighborhoods. See graphic portrayal to the right.



Types  
scale  
four  
is a  
within  
along  
use

**“AN-M” Goals/Objectives:**

Preservation, stabilization, and/or intensification of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services, jobs, transit, building up not out.

**“AN-M” Form & Location Characteristics:**

ACCELERATE: Primarily detached, single-family house-scale residences of 1-3 stories in height. Attached, house-scale single-family, duplexes, triplexes and quadplexes of 1-3 stories in height permitted on parcels within 200 feet of an anchor and at intersections where the presence of such housing type currently exists. Building-scale large homes and apartments of 2-4 stories in height permitted on parcels within 100 feet of an anchor; at intersections where the presence of such housing type currently exists at the intersection. Other

housing and commercial types along avenues, boulevards and parkways as identified in the Street Types Map where same types exist on one or more adjacent parcels.

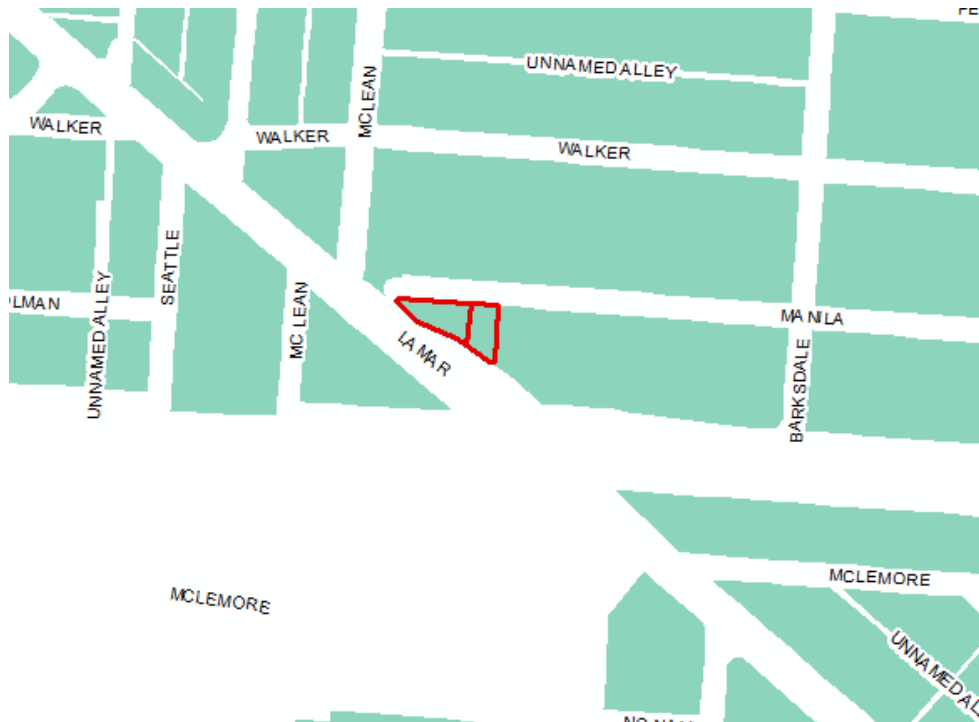
*The applicant is seeking a rezoning of 966 parcels across the city. This review focuses on 2 parcels at Lamar and Southern. The parcels are to be rezoned from CMU-3 to CMU-1.*

The request meets the criteria because Southern is an Avenue as defined by the Memphis 3.0 Street Typologies and commercial uses are compatible with AN-M when located along an Avenue. CMU-1 is a more appropriate zoning district for low-intensity, neighborhood-serving commercial uses as opposed to CMU-3 which is intended for higher-intensity, regional-serving commercial uses.

**199. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land uses: Residential and Commercial. The subject site is surrounded by the following zoning districts: CMU-1 and R-6. This requested land use is compatible with these adjacent land uses and zoning districts because existing land use surrounding the parcel is similar in nature to the requested use.

**200. Degree of Change map**



The red boxes indicate the application site. The Degree of Change is Nurture.

**201. Degree of Change Descriptions**

Nurture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place.

**Actions for Nurture anchors and anchor neighborhoods are meant to:**

- Stabilize the community
- Protect and support community assets
- Protect and stabilize existing affordable housing
- Promote activities that will stimulate market activity

**Ways to Nurture:**

- "Road diets" — reduce the number of lanes to make room for wider sidewalks, bike lanes, and/or on-street parking
- Improve pedestrian realm (sidewalks, crosswalks, planting buffer and street trees, street lights, street furniture)
- Repurpose vacant land as temporary civic space
- Grants for small business frontage improvement

- Reduce number of curb cuts to improve pedestrian and cyclist safety (access management)
- Enhance connectivity to transit network
- Introduce or improve bike lanes and sidewalks
- Improve public access points (covered bus stops, benches)
- Improve public services (trash cleanup and collection)
- Control scale and frequency of signage
- Plan community programs on streets or vacant lots (markets, festivals)
- Upgrade infrastructure to improve flood control and internet access
- Improve existing parks and civic buildings and spaces
- Allow increased density and building height
- Allow a broader mix of uses

**Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

Summary Compiled by: Giahanna Bridges, Comprehensive Planning

**LETTERS RECEIVED**

Two letters of support and 11 letters of opposition were received by the time this report was published. They are pasted below.

Hi Brett-

I am so thrilled about the possible re-zoning of Broad Arts District to prevent gas stations!

Please consider this a letter of support for approval to change our area from Commercial Mixed Use (CMU-1) to Mixed Use (MU).

Thanks!

Kat

-----

Kat Gordon

(she/her)

cookie enthusiast & owner of [Muddy's Bake Shop](#)

2497 Broad Ave, Memphis, TN 38112

Land Use Control Board:

Generally, we support the downzoning of properties along Jackson Avenue adjacent to the Klondike neighborhood. We would like to review the final decision once it is made. We encourage a stronger push for residential by disallowing the existing intensive zoning along Jackson Avenue adjacent to Klondike that allows many uses that are not compatible with a residential neighborhood. There are four properties we'd like to see added to your proposed rezoning on the north side of Jackson in the Klondike neighborhood. Three of these properties, 728, 734, and 738 N Bellevue Boulevard are located north of the convenience store at Bellevue Boulevard and Jackson Avenue. The 734 N Bellevue is an owner occupied home and the two other lots are vacant. Rezoning these properties from CMU-3 to RU-1 will better match the neighborhood. We also request that you downzone the property on the west side of Bellevue just north of the interstate, 739 N Bellevue, from CMU-3 to RU-1. This lot is overgrown and appears to be vacant. Please downzone four additional properties on the south side of Jackson Avenue in Speedway Terrace neighborhood: 1189 Snowden; 1191 Snowden and 1176 Tutwiler from CMU-3 to RU-3. Two of these lots contain occupied homes and the third lot is vacant. Please downzone 1187 Snowden which contains a vacant and dilapidated motor vehicle service building on a very small lot. Mixed Use (MU) District is appropriate for this property. Lastly, please consider extending farther west of Claybrook the Mixed Use (MU) District along Jackson Avenue, where the urban build to line and parking locations are more appropriate to the neighborhood's existing character. Please also include the Jackson Avenue frontage between Montgomery and Claybrook Streets from CMU-3 to MU instead of CMU-1.

Thank you for your attention to these details,

Porsche Stevens  
Board President  
MidtownMemphis.org

Brett,

I received your Notice of Public Hearing and would like to register my opposition for the September 9 LUCB meeting.

Although the general intent of the rezoning proposal seems ideal, it would make many of the projects that I have been involved in at Overton Square and Broad more difficult, if not impossible to do. Therefore I must object until we can understand the program better.

Have there been any meetings held by OPD or Memphis Department of Comprehensive Planning to educate the public about these plans?

Can you share a complete list of the locations throughout Memphis that the Applicant is seeking rezoning?

Can you share the membership of Memphis Department of Comprehensive Planning?

Does this email suffice as notice required by September 3<sup>rd</sup>?

Thanks,

Bob

Robert E. Loeb  
5264 Poplar Avenue  
Memphis, TN 38119  
901-866-1100  
[bl@lpimemphis.com](mailto:bl@lpimemphis.com)

Dear Brett,

I received the public meeting notice to discuss the rezoning of my property at 1591 Hamilton Street, Memphis, TN 38114.

I have spoken to a number of people in regards to this matter including Seth Thomas from your office.

Seth was extremely helpful and suggested I email you that I OPPOSE rezoning 1591 Hamilton Street. Although I will not develop this property to include any gas stations etc..., I purchased this property because it was commercial/residential property.

Thank you for any assistance you can provide in order to maintain my property's zoning of CMU-3.

Regards,  
Susan Maguire  
[Suzphentertainment@gmail.com](mailto:Suzphentertainment@gmail.com)  
917.574.8632



Dear Brett

I received the public notice for the rezoning proposal for my property located on Hamilton street lot #43 parced id 04761 - 00039. I am the owner Victor Hugo Herrera and I OPPOSE any rezoning of my property. I will not be developing any gas stations or market.

.  
Thank you for your help maintaining the CMU-13 zoning for the property. If you have any questions please email me back at this email or at my phone number: 901-503(2444)

Best, Victor Hugo Herrera

**W C PARTNERS**

17 SOUTH ROSE RD.  
MEMPHIS, TN 38117

August 31, 2021

Memphis and Shelby County Land Use Control Board

Attn: Mr. Brett Davis

City Hall

125 North Main Street, Suite 468

Memphis, TN 38103

Re: Letter in Opposition to Comprehensive Rezoning  
Case Number Z 21-11  
3967 Weaver Rd. Parcel I.D. # 08201700079

Dear Mr. Davis:

I am writing on behalf of WC Partners in response to the letter we received providing notice of the Land Use Control Board's intent to rezone our property located at 3967 Weaver Road from Industrial Heavy (IH) to Residential-Single Family – 6 (R-6).

WC Partners objects entirely to this rezoning, as it will significantly reduce the value of our property and inhibit its intended uses. Furthermore, we object to this rezoning, as our property has topographical features and other utility and transportation improvements upon it that make it completely unsuitable for single-family housing. The Memphis Department of Comprehensive Planning's desire to reduce the number of gas stations and used tire sales shops in various sections of the city does not justify such a broad sweeping change to zoning, and thus loss of land value and desired use.

Please note our formal opposition to this change to our property's zoning as it relates to the hearing scheduled for September 9, 2021.

Sincerely,



Grant West  
On Behalf of W C Partners

**Rezoning 2887 Cela case Z21-11 Opposed**

Attn: Memphis and Shelby County Division of Planning and Development

Reference: overlay of mixed used from: Commercial Mixed Use (CMU-3) to Commercial Mixed Use (CMU-1).

I purchased this property because it was zoned commercial and being used by electrical company so they can park their electrical service trucks at this location. This was a factor in me buying this property because of its location and zoning.

We have endured break-ins and other types of crime due to the miss management of several apartment communities in the area Beverly Hills Apartments got on the Shelby County Crime Commissions list and shut down.

The only good part of this area has been the commercial businesses.

I do not think it is a good idea to restrict any type of commercial growth and I'm opposed to changing the zoning.

It would not be fare to the existing property owners, citizens & investors.

Thank you  
Alan Higdon  
901-335-8342

Robbie McCrillis  
2887 Cela Road, Memphis 38128

Dear Brett Davis

Re Case Number: Z 21-11

It has come to my attention that your department wants to rezone my property from the current Commercial Mixed Use (CMU-3) to Commercial Mixed Use (CMU-1).

I've given this a great deal of consideration.

I'd like to put in my voice of opposition to this rezoning.

There are already several businesses around me that will become grandfathered in. This rezoning will do nothing for me. It will possibly lessen the value of my property.

Thank you for your time and attention.

Sincerely and with best regard,  
Robbie McCrillis  
901-409-5682  
2887 Cela Road  
Memphis, TN 38128

Marco Williams <marcowilliams901@gmail.com>

**Comprehensive rezoning 5035 hwy 61**

Hello, my name is Marco Williams. I own the property located at 5035 hwy 61. I'm writing this letter to express my opposition to the proposed rezoning in this location. If this property is rezoned it would negatively impact current and future plans at this site. It would also cause hardship on the community, my self and my family. I've spoken to multiple property owners in the vicinity who support my opposition to the plan. There is only 7 proposed propertys on that block that are subject to rezoning, of those 7 only 2 are occupied mine being one of those 2. Rezoning those propertys would hurt the economy in that neighborhood by restricting the use of those vacant propertys. So im humbly seeking that my property if not all in the area be excluded from this rezoning.



September 2, 2021

**VIA ELECTRONIC MAIL**

Memphis and Shelby County Division of Planning and Development  
Attn: Brett Davis  
brett.davis@memphistn.gov

RE: Case Number: Z 21-11, comprehensive rezoning application to MU district

Dear Mr. Davis,

I submit this letter of opposition on behalf of Overton Square, LLC; The Memphian Hotel, LLC; Loeb Realty, LP; Loeb Bros. Realty, LP; Commerce Center, LP; and Broad Avenue Memphis Apartments Manager, LLC, which all have interests in properties in Overton Square and Broad Avenue that are affected by the zoning application identified as case number Z 21-11.

While the proposed change in zoning to Mixed Use ("MU") seems like a well-intended update, these property owners would like to have more time to consider the long-term implications of such a change and respectfully request a work session with the Memphis and Shelby County Division of Planning and Development, the Land Use Control Board, Memphis City Council members, and affected property owners.

As stakeholders in Overton Square and Broad Avenue, these owners continually invest significant resources into the development of both neighborhoods. Recently completed developments at Overton Square and in progress developments at Broad Avenue appear to conflict with the proposed MU zoning land uses even though these developments serve the stated purpose of the rezoning to add walkability, density, and new multifamily developments.

Since they are without sufficient information to lend support for this rezoning application and were only afforded a mere four business days from the date the notices were mailed to submit either a letter of support or opposition, these property owners must, unfortunately, register their opposition to this proposed rezoning application.

Sincerely,

A handwritten signature in cursive script that reads "Emily M. Morrison".

Emily M. Morrison  
General Counsel

September 2, 2021

Reference to  
CASE 2-21-11

I, Phyllis J. Phillips Wilborn, oppose the proposed rezoning of my property at 1835 West Shelby Dr., Memphis, TN from Industrial – Heavy to Residential Single family -6 (R6).

I have been paying industrial tax rates for many years anticipating selling it as industrial property. The proposed rezoning will negatively impact me on future sales.

I will not benefit selling the land as single family. Therefore I oppose the rezoning.

Phyllis Phjillips - Wilborn

A handwritten signature in cursive script that reads "Phyllis J. Phillips - Wilborn". The signature is written in dark ink and is somewhat stylized.

901-859-6111

Dear Mr. Brett Davis.

I am the property owner of 2119 Vinton Ave. My home and much of the surrounding area that rezoning proposal Z 21-11 addresses is a residential single family home.

This proposal aims to change the zone from CMU-3 to MU. Since MU does not allow single family homes, I would propose changing to CMU-1 instead of MU for 2119 Vinton and homes in the surrounding area.

Thank you for your concern.

Best,

Brian Freibaum

August 10, 2021

TO: Josh Whitehead  
From: Ron Belz  
RE: Comprehensive Rezoning of property

I hope you all are well.

I read in the paper about the proposed rezoning of many properties around the city from CMU-3. I was able to look at the listing of the parcels and find those that affect our properties. There are two that I have found. I would like to discuss the ramifications of the proposal on a couple of our properties to avoid creating an unnecessary or unintended harm to our interest.

1. Parcels 050088 00012 & 050088 0013. This is a manufacturing / distribution building at 2140 South Third. As you may recall from our old corporate video one of the first "big" developments was in South Memphis, generally along South Third, Belz Boulevard, and Latham Streets. This included a combination of apartments, commercial and industrial development. Among those buildings were many industrial buildings on the east side of South Third going almost to the Expressway. The southern most property with its building is at 2140 South Third. This is a 51,000 square foot building. This was originally the plant we built for a company called Checks, Inc. Checks, Inc was acquired by John D. Harland Company who was ultimately acquired by Rexham. It's been the home of a series of businesses over the decades. It is still there, we still own it, and hopefully we will find a new tenant / user for it soon!

There are two tax parcels involved in this property. Parcel 050088 00012 is currently EMP. Parcel 050088 00013 is EMP on part and CM-3 on a portion (). The proposed rezoning would appear to change our zoning on both parcels from EMP and CM3 down to CMU-1. The enclosed picture gives a good understanding.

We believe a close view of this situation will make it easy to see why these two parcels should both be entirely EMP, and none of it should be reduced to CMU-1 zoning. In summary, we would be agreeable to the change from CMU-3 to EMP on that portion of parcel 050088 0013, provided that the other part remains as EMP, and that parcel 050088 00012 remains as EMP.

2. Parcels 077027 00015; 077027 00016; 077027 00017; 077027 00018C; 077027 00020. This is what is known as South Plaza Shopping Center, located at the NW corner of Elvis Presley and Raines Road.

This is probably more of a question for understanding the overall area long range plan than a problem of rezoning. The South Plaza Center is made of eight buildings, some multi-tenant buildings and others are single tenant buildings. Additionally, it has commercial as well as office / medical users.

***\*Continued on next page***



The current zoning of CMU-3 appears to serve the current mix. I'm not sure what is lost under CMU-2 but hope it would not make any of our current occupancy some form of "non-conforming." Am I right?

What I'm also interested in is understanding the use of MU category on the Whitehaven Center property which is directly east across the Elvis Presley Blvd from our center. I don't really understand what MU is. I only found a brief description as an entry under the Uptown Special District. I also have the enclosed chart that is part of the application transmission package which shows a comparison between C-1 and MU. I ask about this in the thought that it might be more appropriate to use that same proposed zoning category on our property if it is compatible with our existing and provides more flexibility in the long term. Thoughts?

I appreciate your thoughts and direction.

We can talk about this whenever its convenient for you.

Thanks

Ron

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

Susannah Barton  
Administrator  
Comprehensive Planning  
125 N Main St, Ste 477  
Memphis, TN 38103  
Susannah.Barton@memphistn.gov

August 5, 2021

Mr. Josh Whitehead  
Zoning Administrator  
Memphis and Shelby County Division of Planning and Development  
125 N Main St, Ste 468  
Memphis, TN 38103

RE: Comprehensive Rezoning Affected Parcels in or adjacent to CMU-3 zoning districts in selected areas of the City of Memphis

Mr. Whitehead,

Please accept this letter as a request to initiate a comprehensive rezoning for “Affected Parcels” in various areas of the City where high-intensity commercial and industrial zoning districts are inconsistent with the Memphis 3.0 Future Land Use Planning Map. In response to a moratorium on new construction of gas stations and used tire shops passed by the Memphis City Council on March 16, 2021, the Division of Planning and Development (DPD) was requested to study the effects of these uses on neighborhoods and propose zoning amendments. The analysis recommends a comprehensive rezoning for twenty-one areas to ensure compatibility with surrounding neighborhoods and the Future Land Use Plan. Following a presentation of the report to the Memphis City Council on July 20, 2021, DPD was authorized to move forward in initiating a comprehensive rezoning for the affected parcels.

Enclosed you will find the authorizing resolution, a list of parcels, a series of maps of the areas that show in detail the parcels to be considered for a comprehensive rezoning, and mailing labels to support this application. Thank you for considering this request to be placed on the September 9, 2021 agenda of the Memphis and Shelby County Land Use Control Board. Please advise if you require any additional information.

Sincerely,



Susannah Barton

**Resolution authorizing the Memphis and Shelby County Division of Planning and Development to proceed with the submittal of an application for rezoning certain properties in or adjacent to CMU-3 zoning districts in selected areas throughout the City of Memphis.**

**WHEREAS**, on March 16, 2021, the Memphis City Council approved a moratorium ("the Moratorium") on the construction and opening of all new gas stations and used tire shops and requested the Division of Planning and Development ("DPD") study the effects of these uses on the City of Memphis and propose zoning amendments to address these effects; and

**WHEREAS**, since this approval, DPD has undertaken a comprehensive study of the Memphis and Shelby County Unified Development Code ("UDC") and the accompanying zoning map to determine the extent to which proliferation of gas stations and used tire shops could occur by-right in areas throughout the City of Memphis; and

**WHEREAS**, auto-oriented uses such as gas stations and used tire shops are more appropriate in the highest-intensity commercial zoning district ("CMU-3") or industrial zoning districts ("EMP" and "I-H"); and

**WHEREAS**, the findings of this comprehensive study indicate modifications are needed in the form of zoning text amendments ("ZTA") and zoning map amendments, otherwise known as a comprehensive rezoning as defined by Section 9.5.12 of the UDC; and

**WHEREAS**, Section 9.5.12 of the UDC states that only the legislative body may initiate a comprehensive rezoning; and

**WHEREAS**, on July 20, 2021, DPD filed a report with the Memphis City Council based on its study of selected sites throughout the City of Memphis in the CMU-3 zoning district, as well as properties adjacent to these sites, to re-zone properties in accordance with the recommendations of the Memphis 3.0 General Plan and the objectives of the moratorium;

**NOW, THEREFORE, BE IT RESOLVED BY THE MEMPHIS CITY COUNCIL** does hereby authorize the Memphis and Shelby County Division of Planning and Development to proceed with the submittal of an application to the Memphis and Shelby County Land Use Control Board for rezoning certain properties in or adjacent to CMU-3 zoning districts in selected areas throughout the City of Memphis.

**BE IT FURTHER RESOLVED BY THE MEMPHIS CITY COUNCIL** that the Memphis and Shelby County Division of Planning and Development shall continue study of zoning districts in the City of Memphis, including the application of CMU-3, EMP, and I-H or subject uses allowed therein to determine if any other zoning changes may be necessary in the future.

Sponsor: Rhonda Logan

Frank Colvett, Jr., Chairman

I hereby certify that the foregoing is a true copy and document was adopted, approved by the Council of the City of Memphis in regular session on

Date JUL 20 2021

Valerie C. Sopus  
Deputy Comptroller-Council Records

*Council*

DPD  
Engineering  
Special Item # 318

Parcel ID	Property Address	Property Owner	Owner Address	City State Zip	CURRENT ZONING	PROPOSED REZONING
007006 00010	642 BEALE ST	BRASFIELD CAROLYN	644 BEALE ST	MEMPHIS TN 38103-3204	EMP	RU-4
007007 00001	653 BEALE ST	MEMPHIS CITY OF LG&W DIV	220 S MAIN ST	MEMPHIS TN 38103-3917	EMP	RU-4
007007 00002	214 S ORLEANS ST	CITY OF MEMPHIS LIGHT GAS & W	GENERAL DELIVERY	MEMPHIS TN 38101-9999	EMP	RU-4
007007 00003	0	CITY OF MEMPHIS	179 MADISON AVE	MEMPHIS TN 38103-2709	EMP	RU-4
007007 00004C	708 DR M L KING JR AVE	SPRINGDALE MEMPHIS, LP	320 EAST ST	MEMPHIS TN 38126-2414	EMP	RU-4
007007 00012	0 DR M L KING JR AVE	MEMPHIS CITY OF (FOR MEMPHIS LG&W DIV)	PO BOX 430	MEMPHIS TN 38101	EMP	RU-4
007007 00014	0 DR M L KING JR AVE	CITY OF MEMPHIS L G & W	220 S MAIN ST	MEMPHIS TN 38103-3917	EMP	RU-4
007007 00016	0 DR M L KING JR AVE	MEMPHIS CITY OF (FOR MEMPHIS LG&W DIV)	PO BOX 430	MEMPHIS TN 38101	EMP	RU-4
007008 00029	226 LAUDERDALE ST	THOMAS JONATHAN & PATRICE	226 S LAUDERDALE ST	MEMPHIS TN 38126-1617	EMP	RU-4
007008 00030C	JESSAMINE AVE	MEMPHIS FAMILY SHELTER INC	PO BOX 22891	MEMPHIS TN 38122	RU-3	RU-4
007008 00032	0 S ORLEANS ST	MEMPHIS CITY OF (FOR MEMPHIS LG&W DIV)	PO BOX 430	MEMPHIS TN 38101	EMP	RU-4
007008 00034	0 DR M L KING JR AVE	MEMPHIS CITY OF (FOR MEMPHIS LG&W DIV)	PO BOX 430	MEMPHIS TN 38101	EMP	RU-4
007008 00036C	594 DR M L KING JR AVE	594 DR M L KING JR PROPERTIES LLC	594 DR M L KING JR AVE	MEMPHIS TN 38126-1941	EMP	RU-4
007008 00042	254 S LAUDERDALE ST	JIFF INC	3803 PHILSDALE AVE	MEMPHIS TN 38111-6426	EMP	RU-4
007009 00014	555 BEALE ST	MEMPHIS CITY OF (DIV OF HOUSING & COMM DEV	555 BEALE ST	MEMPHIS TN 38103-3203	EMP	RU-4
007009 00015	597 BEALE ST	597 BEALE STREET LLC	885 3RD AVE	NEW YORK NY 10022-4834	EMP	RU-4
007013 00009	281 CYNTHIA PL	ST LUKE BAPTIST CHURCH TR	281 CYNTHIA PL	MEMPHIS TN 38126-2217	EMP	RU-4
007013 00010	0 CYNTHIA PL	ST LUKE MISSIONARY BAPTIST CHURCH	281 CYNTHIA PL	MEMPHIS TN 38126-2217	EMP	RU-4
007013 00011	0 PONTOTOC AVE	SOUTH FRONT LLC	320 EAST ST	MEMPHIS TN 38126-2414	EMP	RU-4
007013 00012	0 PONTOTOC AVE	POPE VIRGINIA G AND CARRIE B G REID AND	750 MACON ST	BROOKLYN NY 11233-1314	EMP	RU-4
007013 00013	0 PONTOTOC AVE	POPE VIRGINIA G AND CARRIE B G REID AND	750 MACON ST	BROOKLYN NY 11233-1314	EMP	RU-4
007013 00014	0 PONTOTOC AVE	SOUTH FRONT LLC	320 EAST ST	MEMPHIS TN 38126-2414	EMP	RU-4
007013 00015	290 S LAUDERDALE ST	PAYNE JARAYDA	290 S LAUDERDALE ST	MEMPHIS TN 38126	EMP	RU-4
007013 00016C	0 S LAUDERDALE ST	SOUTH FRONT LLC	11 S ORLEANS ST	MEMPHIS TN 38103-3320	EMP	RU-4
007013 00018	0 S LAUDERDALE ST	JIFF REALTY INC	254 S LAUDERDALE ST	MEMPHIS TN 38126-1614	EMP	RU-4
007013 00020	577 DR M L KING JR AVE	MEMPHIS MUNICIPAL EMP FEDERAL CREDIT UNION	577 LINDEN AVE	MEMPHIS TN 38126-2205	EMP	RU-4
007013 00024	591 DR M L KING JR AVE	LE BONHEUR CHILDRENS MEDICAL CENTER INC	848 ADAMS AVE	MEMPHIS TN 38103-2816	EMP	RU-4
007013 00026	0 DR M L KING JR AVE	LE BONHEUR CHILDRENS MED CTR INC	848 ADAMS AVE	MEMPHIS TN 38103-2816	EMP	RU-4

Parcel ID	Property Address	Property Owner	Owner Address	City State Zip	CURRENT ZONING	PROPOSED REZONING
007013 00028	0 DR M L KING JR AVE	LEBONHEUR CHILDRENS MEDICAL CENTER	1211 UNION AVE	MEMPHIS TN 38104-6600	EMP	RU-4
007013 00029	0 DR M L KING JR AVE	MEMPHIS CITY OF	125 N MAIN ST	MEMPHIS TN 38103-2026	EMP	RU-4
007014 00008	0 PONTOTOC AVE	SOUTH FRONT LLC	320 EAST ST	MEMPHIS TN 38126-2414	EMP	RU-4
007014 00009	634 E PONTOTOC AVE	THOMAS JOSEPH R AND BARRY W THOMAS AND REBA E THOMAS (1/3) AND	1629 DELMONT	MEMPHIS TN 38117	EMP	RU-4
007014 00010	0 PONTOTOC AVE	MILITARY RETIREES OF THE TRI STATE AREA INC	280 CYNTHIA PL	MEMPHIS TN 38126-2204	EMP	RU-4
007014 00011	280 CYNTHIA PL	MILITARY RETIREES OF THE TRI STATE AREA INC	280 CYNTHIA PL	MEMPHIS TN 38126-2204	EMP	RU-4
007014 00013C	0 DR M L KING JR AVE	MILITARY RETIREES OF THE TRI STATE AREA INC	280 CYNTHIA PL	MEMPHIS TN 38126-2204	EMP	RU-4
007014 00018	0 DR M L KING JR AVE	MEMPHIS CITY OF (FOR MEMPHIS LG&W DIV)	PO BOX 430	MEMPHIS TN 38101	EMP	RU-4
007015 00001Z	0 S ORLEANS ST	MEMPHIS CITY OF	125 N MAIN ST	MEMPHIS TN 38103-2026	EMP	RU-4
007015 00002C	679 DR M L KING JR AVE	MEMPHIS CITY OF FOR M L G & W	679 LINDEN AVE	MEMPHIS TN 38126-2305	EMP	RU-4
007015 00005	683 DR M L KING JR AVE	MEMPHIS CITY OF FOR M L G & W	683 LINDEN AVE	MEMPHIS TN 38126-2305	EMP	RU-4
007015 00013	702 E PONTOTOC AVE	SMITH EARL & ETHEL B	702 E PONTOTOC AVE	MEMPHIS TN 38126-2310	EMP	RU-4
007015 00014	696 PONTOTOC	670 MADISON LLC	320 EAST ST	MEMPHIS TN 38126-2414	EMP	RU-4
007015 00015	0 PONTOTOC	HOOK THOMAS S AND TERRENCE M TARR	691 LINDEN AVE	MEMPHIS TN 38126-2305	EMP	RU-4
007015 00016	686 E PONTOTOC AVE	LINDEN YARD LLC	320 EAST ST	MEMPHIS TN 38126-2414	EMP	RU-4
007015 00017	682 PONTOTOC	SOUTH FRONT LLC	11 S ORLEANS ST	MEMPHIS TN 38103-3320	EMP	RU-4
007015 00018	PONTOTOC	SOUTH FRONT LLC	11 S ORLEANS ST	MEMPHIS TN 38103-3320	EMP	RU-4
007015 00019	674 PONTOTOC	SOUTH FRONT LLC	320 EAST ST	MEMPHIS TN 38126-2414	EMP	RU-4
007015 00020	666 PONTOTOC	SOUTH FRONT LLC	11 S ORLEANS ST	MEMPHIS TN 38103-3320	EMP	RU-4
007015 00021	0 PONTOTOC	SOUTH FRONT LLC	11 S ORLEANS ST	MEMPHIS TN 38103-3320	EMP	RU-4
007015 00022	656 PONTOTOC	SOUTH FRONT LLC	320 EAST ST	MEMPHIS TN 38126-2414	EMP	RU-4
007015 00023	652 PONTOTOC	LINDEN YARD LLC	320 EAST ST	MEMPHIS TN 38126-2414	EMP	RU-4
007015 00024	0 PONTOTOC	LINDEN YARD LLC	11 S ORLEANS ST	MEMPHIS TN 38103	EMP	RU-4
007015 00026	691 DR M L KING JR AVE	HOOK THOMAS S AND TERRENCE M TARR	691 DR. M L KING JR AVE	MEMPHIS TN 38126-2514	EMP	RU-4
007015 00027	699 DR M L KING JR AVE	HOOK THOMAS S AND TERRENCE M TARR	691 DR M L KING JR AVE	MEMPHIS TN 38126-2305	EMP	RU-4
007015 00028	711 DR M L KING JR AVE	SPRINGDALE MEMPHIS, LP	320 EAST ST	MEMPHIS TN 38126-2414	EMP	RU-4

Parcel ID	Property Address	Property Owner	Owner Address	City State Zip	CURRENT ZONING	PROPOSED REZONING
007015 00029	707 LINDEN YARD DR	HEALTH EDUCATIONAL AND HOUSING FACILITY BOARD OF THE CITY OF MEMPHIS TN	6389 QUAIL HOLLOW RD	MEMPHIS TN 38120	EMP	RU-4
007016 00001	304 S ORLEANS ST	MID-SOUTH SOBER LIVING (DBA)	1950 MADISON AVE	MEMPHIS TN 38104-2707	RU-3	RU-4
007016 00002	0 PONTOTOC	MEMPHIS CITY OF FOR DIVISION OF HOUSING & COMMUNITY DEVELOPMENT	701 N MAIN ST	MEMPHIS TN 38107-2311	RU-3	RU-4
007016 00003	665 E PONTOTOC AVE	LIPSEY JAKE	5654 GLADE VW	MEMPHIS TN 38120	EMP	RU-4
007016 00004	PONTOTOC ST	LINDEN YARD LLC	11 S ORLEANS ST	MEMPHIS TN 38103-3320	EMP	RU-4
007016 00005	0 PONTOTOC	SOUTH FRONT LLC	11 S ORLEANS ST	MEMPHIS TN 38103-3320	EMP	RU-4
007016 00006	0 PONTOTOC	SOUTH FRONT LLC	11 S ORLEANS ST	MEMPHIS TN 38103-3320	EMP	RU-4
007016 00007	683 PONTOTOC	LINDEN YARD LLC	11 S ORLEANS ST	MEMPHIS TN 38103	EMP	RU-4
007016 00008	0 PONTOTOC	SALLIE SHIRLEY	693 E PONTOTOC AVE	MEMPHIS TN 38126-2309	EMP	RU-4
007016 00009	693 E PONTOTOC AVE	SALLIE SHIRLEY	693 E PONTOTOC AVE	MEMPHIS TN 38126-2309	EMP	RU-4
007016 00010	695 PONTOTOC	NEW BEGINNINGS REVOCABLE TRUST	962 BREEDLOVE ST	MEMPHIS TN 38107-2805	EMP	RU-4
007016 00011	705 PONTOTOC	LINDEN YARD LLC	11 S ORLEANS ST	MEMPHIS TN 38103	EMP	RU-4
007016 00012	PONTOTOC	SOUTH FRONT LLC	11 S ORLEANS ST	MEMPHIS TN 38103-3320	EMP	RU-4
007016 00013	0 PONTOTOC	LINDEN YARD LLC	11 S ORLEANS ST	MEMPHIS TN 38103-3320	EMP	RU-4
007016 00014	0 PONTOTOC AVE	LINDEN YARD LLC	11 S ORLEANS ST	MEMPHIS TN 38103-3320	EMP	RU-4
007016 00015	729 PONTOTOC	SIX SEVEN ZERO MADISON LLC	320 EAST ST	MEMPHIS TN 38126-2414	EMP	RU-4
007016 00016	735 PONTOTOC	SIX SEVEN ZERO MADISON LLC	320 EAST ST	MEMPHIS TN 38126-2414	EMP	RU-4
007016 00017	737 E PONTOTOC AVE	HAIMED KHALID	986 DR HOLLIS F PRICE ST	MEMPHIS TN 38126-5910	EMP	RU-4
007016 00018	743 PONTOTOC	LINDEN YARD LLC	11 S ORLEAN ST	MEMPHIS TN 38103	EMP	RU-4
007016 00019	753 PONTOTOC	SIX SEVENTY MADISON LLC	320 EAST ST	MEMPHIS TN 38126-2414	EMP	RU-4
007016 00020C	760 VANCE AVE	CHRIST'S COMMUNITIY CHURCH OF MEMPHIS	5289 FIELDCREST AVE	MEMPHIS TN 38134	EMP	RU-4
007016 00022	0 VANCE AVE	ROBINSON VANESSA B	915 N PARKWAY	MEMPHIS TN 38105	CMU-3	CMU-1
007016 00023	734 VANCE AVE	ROBINSON VANESSA B	915 N PARKWAY	MEMPHIS TN 38105	CMU-3	CMU-1
007016 00024	728 VANCE AVE	HOLMES CHARLES	204 PARKDALE DR	MEMPHIS TN 38109-5418	CMU-3	CMU-1
007016 00025	0 VANCE AVE	CARTER JAMMIE B	PO BOX 360	MEMPHIS TN 38101-360	CMU-3	CMU-1
007016 00026	0 VANCE AVE	CARTER JAMMIE B	PO BOX 360	MEMPHIS TN 38101-360	CMU-3	CMU-1
007016 00027	704 VANCE AVE	CARTER JAMMIE B	PO BOX 360	MEMPHIS TN 38101-360	CMU-3	CMU-1
007016 00028	0 VANCE AVE	PERRY WILLIAM J & JEANNE L	678 VANCE AVE	MEMPHIS TN 38126	CMU-3	CMU-1
007016 00031	0 VANCE	MEMPHIS AREA YOUTH DEV CENTER INC AND VANCE AVE YOUTH DEVELOPMENT CENTER INC	670 VANCE AVE	MEMPHIS TN 38126-2308	CMU-3	CMU-1
007016 00032	0 VANCE AVE	LOCAL UNION 345 UN BROTHERHOOD	878 WILLOW TREE CIR	CORDOVA TN 38018-6376	CMU-3	CMU-1
007016 00033	656 VANCE	POE BRETT A JR	1804 S PARKWAY	MEMPHIS TN 38114-1911	CMU-3	CMU-1



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007016 00034	650 VANCE AVE	EPSTEIN JACOB	5251 E HAMILTON AVE	CASTLE ROCK CO 80104-8929	CMU-3	CMU-1
007016 00035C	672 VANCE AVE	PERRY WILLIAM J JR & JEANNE L RAMSEY	678 VANCE AVE	MEMPHIS TN 38126-2308	CMU-3	CMU-1
007016 00038	678 VANCE AVE	PERRY WILLIAM L & JEANNE L	678 VANCE AVE	MEMPHIS TN 38126-2308	CMU-3	CMU-1
007017 00001	300 CYNTHIA PL	JACOB FREDERICK	325 MULBERRY ST	MEMPHIS TN 38103-4247	EMP	RU-4
007017 00002C	640 VANCE AVE	ST JOHN BAPTIST CHURCH TRS	640 VANCE AVE	MEMPHIS TN 38126-2213	CMU-3	CMU-1
007017 00010	626 VANCE AVE	WARREN CAROLYN A AND RICKEY W MONTGOMERY	4069 RIDGEDALE ST	MEMPHIS TN 38127-3519	CMU-3	CMU-1
007017 00010Z	0 VANCE AVE	WARREN CAROLYN AND RICKY MONTGOMERY	4069 RIDGEDALE	MEMPHIS TN 38127-3519	CMU-3	CMU-1
007017 00011	0 VANCE AVE	WALKER SCOTT L AND STEVEN L WALKER	PO BOX 4636	ATLANTA GA 30302	CMU-3	CMU-1
007017 00011Z	0 VANCE AVE	WALKER SCOTT L AND STEVEN WALKER	PO BOX 4636	ATLANTA GA 30302-4636	CMU-3	CMU-1
007017 00012	618 VANCE	MCEWEN CLAIRE B & SCOTT M	1812 LAKEHURST DR	NASHVILLE TN 37206-1827	CMU-3	CMU-1
007017 00012Z	0 CYNTHIA PL	MCEWEN CLAIRE B & SCOTT M	1812 LAKEHURST DR	NASHVILLE TN 37206-1827	CMU-3	CMU-1
007017 00013	0 VANCE AVE	ST JOHN BAPTIST CHURCH (TRS)	640 VANCE AVE	MEMPHIS TN 38126-2213	CMU-3	CMU-1
007017 00013Z	0 CYNTHIA PL	SHELBY COUNTY	160 N MAIN ST	MEMPHIS TN 38103-1866	CMU-3	CMU-1
007017 00014C	614 VANCE AVE	JONES KATERON AND KATERIA JONES	1850 SHADOWLAWN BLVD	MEMPHIS TN 38106-6265	CMU-3	CMU-1
007017 00015	304 CYNTHIA PL	JACOB FREDERICK	325 MULBERRY ST	MEMPHIS TN 38103-4247	EMP	RU-4
007017 00015Z	0 CYNTHIA PL	JACOB FREDERICK	325 MULBERRY ST	MEMPHIS TN 38103-4247	EMP	RU-4
007018 00001	302 S LAUDERDALE ST	THOMPSON PATRICE S B	302 S LAUDERDALE ST	MEMPHIS TN 38126-2104	EMP	RU-4
007018 00002	571 PONTOTOC	SOUTH FRONT LLC	11 S ORLEANS ST	MEMPHIS TN 38103-3320	EMP	RU-4
007018 00003	0 PONTOTOC AVE	SOUTH FRONT LLC	11 S ORLEANS ST	MEMPHIS TN 38103-3320	EMP	RU-4
007018 00004	0 PONTOTOC	SOUTH FRONT LLC	320 EAST ST	MEMPHIS TN 38126-2414	EMP	RU-4
007018 00005	0 PONTOTOC AVE	SOUTH FRONT LLC	11 S ORLEANS ST	MEMPHIS TN 38103-3320	EMP	RU-4
007018 00006	0 PONTOTOC AVE	SOUTH FRONT LLC	11 S ORLEANS ST	MEMPHIS TN 38103-3320	EMP	RU-4
007018 00007	0 PONTOTOC	ELLIS VERA AND IDA M CLAYTON AND	1796 SINGING TREES DR	MEMPHIS TN 38116	EMP	RU-4
007018 00008	0 PONTOTOC	SOUTH FRONT LLC	11 S ORLEANS ST	MEMPHIS TN 38103-3320	EMP	RU-4
007018 00009	299 CYNTHIA	LINDEN YARD LLC	11 S ORLEANS ST	MEMPHIS TN 38103	EMP	RU-4
007018 00010	0 CYNTHIA PL	SOUTH FRONT LLC	11 S ORLEANS ST	MEMPHIS TN 38103-3320	EMP	RU-4
007018 00011	311 CYNTHIA PL	WHITEHEAD JAMES	PO BOX 9383	MEMPHIS TN 38190-383	EMP	RU-4
007018 00012	604 VANCE	GREATER LOVE MIRACLE CENTER CHURCH	585 VANCE AVE	MEMPHIS TN 38126-2207	CMU-3	CMU-1
007018 00013	0 VANCE	GREATER LOVE MIRACLE CENTER CHURCH	585 VANCE AVE	MEMPHIS TN 38126-2207	CMU-3	CMU-1
007018 00014C	588 VANCE AVE	FIVE EIGHTY EIGHT VANCE AVEUNE INC	588 VANCE AVE	MEMPHIS TN 38126	CMU-3	CMU-1
007018 00016	582 VANCE AVE	EVANS HAROLD	1497 VICTOR ST	MEMPHIS TN 38106-5645	CMU-3	CMU-1

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007018 00017C	576 VANCE AVE	GREATER LOVE MIRACLE CENTER CHURCH	585 VANCE AVE	MEMPHIS TN 38126-2207	CMU-3	CMU-1
007018 00020	0 VANCE	MT NEBO MISSIONARY BAPTIST CH TRS	555 VANCE AVE	MEMPHIS TN 38126-2207	CMU-3	CMU-1
007018 00021	0 S LAUDERDALE	MT NEBO MISSIONARY BAPTIST CHURCH	555 VANCE AVE	MEMPHIS TN 38126-2207	EMP	RU-4
007018 00022	306 S LAUDERDALE ST	CRAIG SOLO 401K TRUST	6945 SAUVIGNON CV	MEMPHIS TN 38141-7875	EMP	RU-4
007020 00001C	479 VANCE AVE	BOND KARL L	3122 ROBBIEDON	MEMPHIS TN 38128	CMU-3	CMU-1
007020 00003C	485 VANCE AVE	MDM INVESTMENTS OF MEMPHIS LLC	PO BOX 751536	MEMPHIS TN 38175-1536	CMU-3	CMU-1
007020 00007	503 VANCE AVE	WILLIAMS ALVIN	1308 DAVIDSON DR	MEMPHIS TN 38116-6404	CMU-3	CMU-1
007020 00008	509 VANCE AVE	KING KELVIN	1291 GOODBAR AVE	MEMPHIS TN 38104-4538	CMU-3	CMU-1
007020 00009	509 DRIVER	SOUTH CITY MEMPHIS LLC	5100 POPLAR AVE	MEMPHIS TN 38187-4000	CMU-3	CMU-1
007020 00010	519 VANCE	SS 55AMG INC	2809 KIRBY RD	MEMPHIS TN 38119-8246	CMU-3	CMU-1
007020 00011	531 VANCE AVE	CITY OF MEMPHIS	125 N MAIN ST	MEMPHIS TN 38103-2026	CMU-3	CMU-1
007020 00013C	547 VANCE AVE	ALDHUFRI OMAR A	547 VANCE AVE	MEMPHIS TN 38126	CMU-3	CMU-1
007021 00001	563 VANCE	MT NEBO BAPTIST CHURCH	386 BEALE ST	MEMPHIS TN 38103-3106	CMU-3	CMU-1
007021 00002	571 VANCE AVE	MT NEBO MISSIONARY BAPTIST CHURCH TRS	555 VANCE AVE	MEMPHIS TN 38126-2207	CMU-3	CMU-1
007021 00003C	585 VANCE AVE	GREATER LOVE MIRACLE CENTER CHURCH	585 VANCE AVE	MEMPHIS TN 38126-2207	CMU-3	CMU-1
007021 00007C	0 VANCE	GREATER LOVE MIRACLE CENTER CHURCH	585 VANCE AVE	MEMPHIS TN 38126-2207	CMU-3	CMU-1
007021 00010	0 VANCE AVE	WONG JENKINS	133 N WILLETT ST	MEMPHIS TN 38104-2400	CMU-3	CMU-1
007021 00011	0 VANCE	MEMPHIS CITY OF	125 N MAIN ST	MEMPHIS TN 38103-2026	CMU-3	CMU-1
007021 00012	615 VANCE AVE	MEMPHIS HOUSING AUTHORITY	700 ADAMS AVE	MEMPHIS TN 38103-5002	CMU-3	CMU-1
007021 00013	0 VANCE AVE	WASHINGTON THEORIC & ANGELA R	1055 SHAWNEE CIR	MEMPHIS TN 38106-6519	CMU-3	CMU-1
007021 00014	0 VANCE AVE	WASHINGTON THEORIC AND ANGELA WASHINGTON	1055 SHAWNEE CIR	MEMPHIS TN 38106	CMU-3	CMU-1
007021 00015C	VANCE AVE	ST JOHN BAPTIST CHURCH	640 VANCE AVE	MEMPHIS TN 38126-2213	CMU-3	CMU-1
007022 00003	0 VANCE AVE	R H BOYD COMPANY	6717 CENTENNIAL BLVD	NASHVILLE TN 37209-1017	CMU-3	CMU-1
007022 00004	741 VANCE AVE	KENNEDY K C	PO BOX 1703	MEMPHIS TN 38101-1703	CMU-3	CMU-1
007022 00005	343 BOYD ST	FISHER VICTORIA	8570 SYCAMORE TRAIL DR	MEMPHIS TN 38139-6416	CMU-3	CMU-1
007022 00021	733 VANCE	TIMES SHIRLEY M & HENRY L	729 VANCE AVE	MEMPHIS TN 38126-2304	CMU-3	CMU-1
007022 00022	729 VANCE AVE	TIMES SHIRLEY & HENRY L	729 VANCE AVE	MEMPHIS TN 38126-2304	CMU-3	CMU-1
007024 00001	269 DR M L KING JR AVE	BOARD OF REGENTS ETAL	170 N MAIN ST	MEMPHIS TN 38103-1877	EMP	RU-4
007024 00001Z	0	BOARD OF REGENTS OF THE STATE UNIVERSITY	170 N MAIN ST	MEMPHIS TN 38103-1877	EMP	RU-4
007024 00003	0 WALNUT ST	STATE UNIVERSITY AND	1415 MURFREESBORO PIKE	NASHVILLE TN 37217-2829	EMP	RU-4
007024 00004	0 WALNUT ST	WHITE ROSE PROPERTIES	10801 WAYZATA BLVD	MINNETONKA MN 55305	EMP	RU-4



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007025 00001	0 BEALE ST	SOUTHERN RAILWAY CO	2478 SPOTTSWOOD AVE	MEMPHIS TN 38114-2453	EMP	RU-4
007025 00002	0 BEALE ST	CITY OF MEMPHIS L G & W	179 MADISON AVE	MEMPHIS TN 38103-2709	EMP	RU-4
007025 00003	0 BEALE ST	CITY OF MEMPHIS LIGHT GAS & WT	179 MADISON AVE	MEMPHIS TN 38103-2709	EMP	RU-4
007030 00005Z	0 MYRTLE ST	MEMPHIS CITY OF	125 N MAIN ST	MEMPHIS TN 38103	EMP	RU-4
007030 00007	694 BEALE ST	FREDERICK PROPERTIES LLC	694 BEALE ST	MEMPHIS TN 38103	EMP	RU-4
007030 00008	0 BEALE ST	FREDERICK PROPERTIES LLC	694 BEALE ST	MEMPHIS TN 38103-3204	EMP	RU-4
007030 00009	688 BEALE ST	FREDERICK PROPERTIES LLC	694 BEALE ST	MEMPHIS TN 38103	EMP	RU-4
007030 00010	678 BEALE ST	STATE OF TENNESSEE	312 EIGHTH AVE N	NASHVILLE TN 37243	EMP	RU-4
015001 00071	633 S CLEVELAND ST	BUFORD DEVIN	1129 RED FERN CIR E	CORDOVA TN 38018-104	CMU-3	CMU-1
016057 00024	2113 VINTON AVE	DILDINE MATTHEW E	2113 VINTON AVE	MEMPHIS TN 38104-5348	CMU-3	MU
016057 00025	2119 VINTON AVE	FREIBAUM BRIAN D & SYDNEY	2119 VINTON AVE	MEMPHIS TN 38104-5348	CMU-3	MU
016057 00026	585 S COOPER ST	CARUTHERS GROUP LLC	2075 MADISON AVE	MEMPHIS TN 38104-2775	CMU-3	MU
016057 00027	2116 HARBERT AVE	CARUTHERS GROUP LLC	2075 MADISON AVE	MEMPHIS TN 38104-2775	CMU-3	MU
016058 00020	2107 CARR AVE	GIVENS-ROWLIN GALEN	2107 CARR AVE	MEMPHIS TN 38104-5315	CMU-3	MU
016058 00021	2119 CARR AVE	NASH RODNEY S	6383 RICKS RD	ARLINGTON TN 38002-9652	CMU-3	MU
016058 00022	2121 CARR AVE	NASH RODNEY S	6383 RICKS RD	ARLINGTON TN 38002	CMU-3	MU
016058 00023	549 S COOPER ST	CAMMACK GLEN G & BETTY B	549 S COOPER ST	MEMPHIS TN 38104-5317	CMU-3	MU
016058 00024C	551 S COOPER ST	WURZBURG WARREN SR AND SHIRLEY LAPIDES	6000 WILD OAKS DR	MEMPHIS TN 38120	CMU-3	MU
016058 00026	567 S COOPER ST	BLUFF CITY INVESTMENT PARTNERS (DBA)	756 E BROOKHAVEN CIR	MEMPHIS TN 38117-4502	CMU-3	MU
016058 00027	2124 VINTON AVE	RISS MURRAY & KAREN	2124 VINTON AVE	MEMPHIS TN 38104-5349	CMU-3	MU
016058 00028	2116 VINTON AVE	O'MALLEY JOHANNAH F	2116 VINTON AVE	MEMPHIS TN 38104-5349	CMU-3	MU
016058 00029	2112 VINTON AVE	RASBERRY JOSEPH F	2112 VENTON AVE	MEMPHIS TN 38104-5349	CMU-3	MU
017003 00009	1236 MADISON AVE	JOHNSON ALDRED K	1005 JARRELL RD	MC KENZIE TN 38201-8807	CMU-3	CMU-1
017003 00010C	1220 MADISON AVE	JOHNSON WINFRED	1220 MADISON AVE	MEMPHIS TN 38104-2254	CMU-3	CMU-1
017003 00012	1210 MADISON AVE	EZE CAPITAL LLC	1210 MADISON AVE	MEMPHIS TN 38104-2226	CMU-3	CMU-1
017004 00007	E MADISON AVE	SOUTHERN COLLEGE OF OPTOMETRY	1245 MADISON AVE	MEMPHIS TN 38104	CMU-3	CMU-1
017005 00020	0 MADISON AVE	SOUTHERN COLLEGE OF OPTOMETRY	1245 MADISON AVE	MEMPHIS TN 38104-2211	CMU-3	CMU-1
017005 00021	1270 MADISON AVE	SOUTHERN COLLEGE OF OPTOMETRY	1245 MADISON AVE	MEMPHIS TN 38104-2211	CMU-3	CMU-1
017005 00022	MADISON	SOUTHERN COLLEGE OF OPTOMETRY	1245 MADISON AVE	MEMPHIS TN 38104	CMU-3	CMU-1
017005 00022Z	0 MADISON AVE	SOUTHERN COLLEGE OF OPTOMETRY	1245 MADISON AVE	MEMPHIS TN 38104	CMU-3	CMU-1
017005 00023	0 MADISON AVE	SOUTHERN COLLEGE OF OPTOMETRY	1245 MADISON AVE	MEMPHIS TN 38104-2211	CMU-3	CMU-1
017005 00024	0 MADISON AVE	SOUTHERN COLLEGE OF OPTOMETRY	1245 MADISON AVE	MEMPHIS TN 38104-2211	CMU-3	CMU-1
017008 00003	135 N CLEVELAND ST	ANWELL TN BELVEDERE LLC	300 HAWTHORNE ST	MEMPHIS TN 38112-5315	CMU-3	CMU-1
017008 00004	131 N CLEVELAND ST	PHAM MONICA	1165 HARBOR RIVER DR	MEMPHIS TN 38103-8973	CMU-3	CMU-1
017008 00005	127 N CLEVELAND ST	NGUYEN THUY D & BICHLAN T TRAN	127 N CLEVELAND ST	MEMPHIS TN 38104	CMU-3	CMU-1
017008 00006	123 N CLEVELAND ST	CATHOLIC DIOCESE OF MEMPHIS	5825 SHELBY OAKS DR	MEMPHIS TN 38134-7316	CMU-3	CMU-1

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017008 00007	1324 JEFFERSON AVE	DOZIER CARROLL T REV BISHOP	1325 JEFFERSON AVE	MEMPHIS TN 38104-2013	CMU-3	CMU-1
017009 00006	85 N CLEVELAND ST	DOZIER CARROLL T REV BISHOP	1325 JEFFERSON AVE	MEMPHIS TN 38104-2013	CMU-3	CMU-1
017009 00007	0 N CLEVELAND ST	BUECHLEIN DANIEL M REV BISHOP	1325 JEFFERSON AVE	MEMPHIS TN 38104-2013	CMU-3	CMU-1
017009 00008	0 N CLEVELAND ST	DOZIER CARROLL T REV BISHOP	1325 JEFFERSON AVE	MEMPHIS TN 38104-2013	CMU-3	CMU-1
017009 00009	0 N CLEVELAND ST	DOZIER CARROLL T REV BISHOP	1325 JEFFERSON AVE	MEMPHIS TN 38104-2013	CMU-3	CMU-1
017009 00010	0 N CLEVELAND ST	LE TIENG AND TAN D LE AND TUYEN LE AND TUYEN N LE AND TU LE	942 E H CRUMP BLVD	MEMPHIS TN 38104-6205	CMU-3	CMU-1
017009 00011	51 N CLEVELAND ST	LE TIENG D & THUY T NGUYEN AND TAN D LE AND TUYEN LE AND TUYEN N LE AND TU LE	942 EH CRUMP BLVD	MEMPHIS TN 38104-6205	CMU-3	CMU-1
017009 00012	1328 COURT AVE	LE TUYEN	1328 COURT AVE	MEMPHIS TN 38104-2322	CMU-3	CMU-1
017010 00005	43 N CLEVELAND ST	FRIENDS FOR LIFE CORP	PO BOX 41853	MEMPHIS TN 38174-1853	CMU-3	CMU-1
017010 00006	37 N CLEVELAND ST	NGUYEN LEE J & TRANG T LE	37 N CLEVELAND ST	MEMPHIS TN 38104-8487	CMU-3	CMU-1
017010 00008	27 N CLEVELAND	TEEN CHALLENGE OF MEMPHIS INC	33 N CLEVELAND	MEMPHIS TN 38103	CMU-3	CMU-1
017010 00009C	1340 MADISON AVE	TEEN CHALLENGE OF MEMPHIS INC	33 N CLEVELAND ST	MEMPHIS TN 38104-2301	CMU-3	MU
017010 00012	1322 MADISON AVE	URBINA FLOR IDALIA GUEVARA	1322 MADISON AVE	MEMPHIS TN 38104-2324	CMU-3	MU
017010 00013	1316 MADISON AVE	CHAU VON SA AND PHUOC PHAM	1867 BANSTEAD CV	CORDOVA TN 38016-2335	CMU-3	MU
017010 00014	1314 MADISON AVE	PAPAGEORGEON SHIRLEY D	3594 GREENLEAF RD	MEMPHIS TN 38134-2620	CMU-3	MU
017010 00015C	1306 MADISON AVE	MEMPHIS CITY OF FOR THE USE AND BENEFIT OF THE MEMPHIS AREA TRANSIT AND	1370 LEVEE RD	MEMPHIS TN 38108-1011	CMU-3	MU
017010 00017	MADISON	MONTOYA IVAN	1307 WORTHINGTON ST	MEMPHIS TN 38114-2000	CMU-3	MU
017010 00018	1292 MADISON AVE	BRYANT CLEOPHUS & LOIS	3678 TWINMONT CV	MEMPHIS TN 38128	CMU-3	MU
017010 00019	0 N CLAYBROOK ST	MEMPHIS CITY OF FOR THE USE AND BENEFIT OF MEMPHIS AREA TRANSIT AND	1370 LEVEE RD	MEMPHIS TN 38108-1011	CMU-3	MU
017010 00024	33 N CLEVELAND ST	TEEN CHALLENGE OF MEMPHIS INC	33 N CLEVELAND ST	MEMPHIS TN 38104-2301	CMU-3	CMU-1
017011 00001C	1289 E MADISON AVE	SCHNEIDER ROBERT	1660 N PARKWAY	MEMPHIS TN 38112-4939	CMU-3	MU
017011 00002C	1303 MADISON AVE	SCHNEIDER ROBERT	1660 N PARKWAY	MEMPHIS TN 38112-4939	CMU-3	MU
017011 00004C	MADISON AVE	MSDG MEMPHIS DOWNTOWN LLC	2600 CHANDLER DR	BOWLING GREEN KY 42104	CMU-3	MU
017011 00006C	1329 MADISON AVE	SKEFOS VALSAMIS AND CONSOLIDATED (PSO)	2884 WALNUT GROVE RD	MEMPHIS TN 38111	CMU-3	MU
017011 00008	1335 MADISON AVE	SKEFOS VALSAMIS AND CONSOLIDATED (PSO)	2884 WALNUT GROVE RD	MEMPHIS TN 38128	CMU-3	MU
017011 00009	15 S CLEVELAND ST	SKEFOS VALSAMIS AND CONSOLIDATED (PSO)	2884 WALNUT GROVE RD	MEMPHIS TN 38111	CMU-3	MU
017011 00010C	1330 MONROE AVE	MSDG MEMPHIS DOWNTOWN LLC	2600 CHANDLER DR	BOWLING GREEN KY 42104	CMU-3	CMU-1
017014 00001C	1351 MADISON AVE	WATERFORD EXPRESS LLC	403 NORTHPOINTE LAKE DR	OXFORD MS 38655-7716	CMU-3	MU

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017014 00004C	1381 MADISON AVE	MEDICAL EDUCATION AND RESEARCH INSTITUTE	44 S CLEVELAND	MEMPHIS TN 38104	CMU-3	MU
017014 00007	0 MADISON AVE	MEDICAL EDUCATION AND RESEARCH INSTITUTE	44 S CLEVELAND	MEMPHIS TN 38104	CMU-3	MU
017014 00008C	1391 MADISON AVE	AMERICAN NATIONAL RED CROSS	600 FOREST POINT CIR	CHARLOTTE NC 28273-5736	CMU-3	MU
017014 00010C	0 MONROE AVE	AMERICAN NATIONAL RED CROSS	600 FOREST POINT CIR	CHARLOTTE NC 28273-5736	CMU-3	MU
017014 00012	0 MONROE AVE	MEDICAL EDUCATION AND RESEARCH INSTITUTE	44 S CLEVELAND	MEMPHIS TN 38104	CMU-3	MU
017014 00013	0 MONROE AVE	MEDICAL EDUCATION AND RESEARCH INSTITUTE	44 S CLEVELAND	MEMPHIS TN 38104	CMU-3	MU
017014 00014	0 MONROE AVE	MEDICAL EDUCATION AND RESEARCH INSTITUTE	44 S CLEVELAND	MEMPHIS TN 38104	CMU-3	MU
017014 00015	1368 MONROE AVE	WO SFR LLC	5400 POPLAR AVE STE 210	MEMPHIS TN 38119-3670	CMU-3	MU
017014 00016	1362 MONROE AVE	WO SFR LLC	5400 POPLAR AVE STE 210	MEMPHIS TN 38119-3670	CMU-3	CMU-1
017014 00017	1358 MONROE AVE	PHAM MONICA	1165 HARBOR RIVER DR	MEMPHIS TN 38103-8973	CMU-3	CMU-1
017014 00018	1350 MONROE AVE	GLOSS NAILBAR LLC	1350 MONROE AVE	MEMPHIS TN 38104-3631	CMU-3	CMU-1
017014 00019	16 S CLEVELAND ST	KIRSCH DAVID REVOCABLE TRUST	1 DANIEL BURNHAM CT	SAN FRANCISCO CA 94109-5456	CMU-3	CMU-1
017015 00001C	32 N CLEVELAND ST	PHAM KRISTINE T AND MONICA PHAM AND KARIN TONG	1165 HARBOR RIVER DR	MEMPHIS TN 38103	CMU-3	CMU-1
017015 00010C	1388 MADISON AVE	CARDINAL HEALTH 414 LLC	P O BOX 163306	COLUMBUS OH 43216-3306	CMU-3	MU
017015 00012	1384 MADISON AVE	JAKE INVESTMENTS LLC	256 ANGELUS ST	MEMPHIS TN 38112	CMU-3	MU
017015 00013C	1374 MADISON AVE	JAKE INVESTMENTS LLC	256 ANGELUS ST	MEMPHIS TN 38112	CMU-3	MU
017015 00015	1370 MADISON AVE	BRYANT LOIS & CLEOPHUS	3678 TWINMONT CV	MEMPHIS TN 38128-3100	CMU-3	MU
017015 00016	0 MADISON AVE	SKEFOS JAMES J AND HARRY VALSAMIS (PSO)	2884 WALNUT GROVE RD	MEMPHIS TN 38111-2714	CMU-3	MU
017015 00017	1348 MADISON AVE	SKEFOS JAMES J AND HARRY VALSAMIS (PSO)	2884 WALNUT GROVE RD	MEMPHIS TN 38111-2714	CMU-3	MU
017015 00021	15 WATKINS ST	ALCAZA LLC	1099 HARPETH DR	MEMPHIS TN 38134-8027	CMU-3	MU
017015 00022	1400 MADISON AVE	MEMPHIS REVIVAL MINISTRIES LLC	1400 MADISON AVE	MEMPHIS TN 38104-2327	CMU-3	MU
017016 00001C	90 N CLEVELAND ST	PHAM KIET AND TONGA NGUYEN (RS)	296 N AVALON ST	MEMPHIS TN 38112-5102	CMU-3	CMU-1
017016 00014	54 N CLEVELAND ST	NGUYEN TRINH TUYET THI	2514 MACKINNON DR	MEMPHIS TN 38118	CMU-3	CMU-1
017016 00016C	78 N CLEVELAND ST	PHAM KRISTINA T REVOCABLE LIVING TRUST	5067 ROLLING CREEK CV	ARLINGTON TN 38002-8487	CMU-3	CMU-1

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017016 00017	70 N CLEVELAND ST	BURRELL MINH H & THAO TRAN	4893 BRIARTON DR	SOUTHAVEN MS 38672-9572	CMU-3	CMU-1
017016 00018	60 N CLEVELAND ST	NGUYEN THINH TUYET THI	2514 MACKINNON DR	MEMPHIS TN 38118	CMU-3	CMU-1
017017 00024C	116 CLEVELAND AVE	TONG KARINA	7170 HARROD CV	GERMANTOWN TN 38138-8714	CMU-3	CMU-1
017017 00030	0 N CLEVELAND ST	NGUYEN TINA AND KEVIN PHAM (RS)	3085 YUKON DR	ARLINGTON TN 38002-4902	CMU-3	CMU-1
017022 00009	0 N MCNEIL ST	HALLOWELL TRACE J & MARY C	1945 EVELYN AVE	MEMPHIS TN 38104-5415	CMU-3	CMU-1
017022 00010C	1472 MADISON AVE	TBEX PROPERTIES LLC	2206 EVELYN AVE	MEMPHIS TN 38104-5526	CMU-3	CMU-1
017022 00012	1466 MADISON AVE	TRUONG TONG V & THU-THI-NGUYEN	1464 MADISON AVE	MEMPHIS TN 38104-6313	CMU-3	CMU-1
017022 00013	1460 MADISON AVE	HALLOWELL TRACE J & MARY C	1945 EVELYN AVE	MEMPHIS TN 38104-5415	CMU-3	CMU-1
017022 00014	0 MADISON AVE	HALLOWELL TRACE J & MARY C	1945 EVELYN AVE	MEMPHIS TN 38104-5415	CMU-3	CMU-1
017022 00015	1448 MADISON AVE	WHITE SANDRA AND VICTORIA WHITE (RS)	230 N WILLETT	MEMPHIS TN 38112-5118	CMU-3	CMU-1
017022 00016	1440 MADISON	SOUTH CENTRAL BELL TELEPHONE	201 COURT AVE	MEMPHIS TN 38103-2315	CMU-3	CMU-1
017022 00017	0 MADISON	SOUTH CENTRAL BELL TELEPHONE	201 COURT AVE	MEMPHIS TN 38103-2315	CMU-3	CMU-1
017022 00018	0 MADISON	SOUTH CENTRAL BELL TELEPHONE	201 COURT AVE	MEMPHIS TN 38103-2315	CMU-3	CMU-1
017022 00019	1424 MADISON	SOUTH CENTRAL BELL TELEPHONE	201 COURT AVE	MEMPHIS TN 38103-2315	CMU-3	CMU-1
017022 00020	1418 MADISON AVE	WILLIAMS KEVIN	1418 MADISON AVE	MEMPHIS TN 38104-6313	CMU-3	CMU-1
017022 00021	1412 MADISON AVE	MADISON AVE PARTNERS (PSO)	756 E BROOKHAVEN CIR	MEMPHIS TN 38117-4502	CMU-3	CMU-1
017023 00001	1411 MADISON AVE	YOCHUM REVOCABLE LIVING TRUST	PO BOX 42081	MEMPHIS TN 38174-2081	CMU-3	CMU-1
017023 00002	1415 MADISON AVE	RAGSDALE DUNCAN E	1415 MADISON AVE	MEMPHIS TN 38104	CMU-3	CMU-1
017023 00003	1425 MADISON AVE	HORRELL ROBERT E JR & EULA J	1510 W CRESTWOOD DR	MEMPHIS TN 38119-6008	CMU-3	CMU-1
017023 00004	1429 MADISON AVE	NOP LLC	9090 SKILLMAN ST	DALLAS TX 75243-8259	CMU-3	CMU-1
017023 00005	1435 MADISON AVE	ESS INVESTMENTS LLC	2109 PEABODY AVE	MEMPHIS TN 38104-4255	CMU-3	CMU-1
017024 00001	1451 MADISON AVE	HOPE COMMUNITY CREDIT UNION	4 OLD RIVER PL	JACKSON MS 39202-3434	CMU-3	CMU-1
017024 00002	1461 MADISON AVE	PIPKIN SANDIE Y	578 S REMBERT	MEMPHIS TN 38104-5219	CMU-3	CMU-1
017024 00003	1465 MADISON AVE	SCHNEIDER ROBERT	1600 N PARKWAY	MEMPHIS TN 38112-4939	CMU-3	CMU-1
017024 00004	1473 MADISON AVE	MRP 2	4198 WALNUT GROVE RD	MEMPHIS TN 38117-2352	CMU-3	CMU-1
017030 00001	1485 MADISON AVE	SSCP MADISON AVE LLC	1735 MARKET ST	PHILADELPHIA PA 19103-7501	CMU-3	CMU-1
017030 00002	1503 MADISON AVE	PERSON WALTER AND GABRIEL A PERSON	4257 GLENROY DR	MEMPHIS TN 38125-3079	CMU-3	CMU-1
017030 00003	1509 MADISON AVE	CARTER MALONE GROUP LLC	1509 MADISON AVE	MEMPHIS TN 38104-2448	CMU-3	CMU-1
017030 00004	1515 MADISON AVE	TIGER PROPERTIES LLC	1615 CARR AVE	MEMPHIS TN 38104-5015	CMU-3	CMU-1
017030 00005	1517 MADISON AVE	WOOD ROBERT A JR & KAREN K	PO BOX 41821	MEMPHIS TN 38174	CMU-3	CMU-1
017030 00006	1519 MADISON AVE	WOOD ROBERT A JR & KAREN K	PO BOX 41821	MEMPHIS TN 38174	CMU-3	CMU-1
017030 00031	1529 MADISON AVE	WOOD ROBERT A JR & KAREN K	PO BOX 41821	MEMPHIS TN 38174	CMU-3	CMU-1

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017031 00042	1532 MADISON AVE	HENDRIX CRE GP	111 S HIGHLAND ST STE 179	MEMPHIS TN 38111-4640	CMU-3	CMU-1
017031 00043	1528 E MADISON AVE	CHOW MARTIN H	1840 YOUNG AVE	MEMPHIS TN 38114-1733	CMU-3	CMU-1
017031 00044	1524 MADISON AVE	BELL PROPERTY GROUP GENERAL PARTNERSHIP	8545 CORDES CIR	GERMANTOWN TN 38139-3317	CMU-3	CMU-1
017031 00045	1512 MADISON AVE	KEVRON PROPERTIES LLC	710 PHILADELPHIA ST	MEMPHIS TN 38104	CMU-3	CMU-1
017031 00046	1508 MADISON AVE	GABRION PROPERTIES LLC	2133 GLENCOE AVE	VENICE CA 90291	CMU-3	CMU-1
017031 00047	0 COURT AVE	1544 MADISON PARTNERS	4091 VISCOUNT AVE	MEMPHIS TN 38118-6106	CMU-3	CMU-1
017031 00049C	1482 MADISON AVE	NATIONAL CITIES CORP	2641 UNION AVE EXT	MEMPHIS TN 38112-4401	CMU-3	CMU-1
017031 00051	26 N MCNEIL ST	PALAZOLA LOUISE A	315 CHERRY CIR E	MEMPHIS TN 38117-3515	CMU-3	CMU-1
017031 00052	28 N MCNEIL ST	SANTOS JOHN C AND HEATHER P SANTOS REVOCABLE TRUST	4415 N GOLDEN SUNSET WAY	CLOVIS CA 93619-4711	CMU-3	CMU-1
017031 00055	1500 MADISON AVE	WILLIAMS VIRGINIA P AND HENRY P WILLIAMS	1588 BLACKBERRY CV	GERMANTOWN TN 38138	CMU-3	CMU-1
017031 00056	0 N MCNEIL ST	NATIONAL CITIES CORP	2641 UNION AVE EXT	MEMPHIS TN 38112-4401	CMU-3	CMU-1
017068 00024C	0 LA SALLE	OVERTON SQUARE LLC	825 VALLEYBROOK DR	MEMPHIS TN 38120-2767	CMU-3/CMU-1/RU-3	MU
017068 00035	19 N COOPER ST	COHEN DEGRA L	19 N COOPER ST	MEMPHIS TN 38104-6507	CMU-3	MU
017068 00038C	2098 LASALLE PL	OVERTON SQUARE LLC	5264 POPLAR AVE	MEMPHIS TN 38120-3514	CMU-3	MU
017068 00044	2126 MADISON AVE	OVERTON SQUARE NORTH LLC (15.995%) AND LBR/OSN LLC (34.323%) AND LRC/OSN LLC	825 VALLEYBROOK DR	MEMPHIS TN 38120	CMU-3	MU
017068 00045C	2080 MADISON AVE	OVERTON SQUARE NORTH LLC 51.95% AND LBR/OSN LLC 34.323% AND LRC/OSN LLC	825 VALLEYBROOK DR	MEMPHIS TN 38120	CMU-3	MU
017068 00061	COURT AVE	LOEB REALTY CO INC	5517 SYCAMORE GROVE LN	MEMPHIS TN 38120-2245	RU-3	MU
017068 00062	31 N COOPER ST	LOEB REALTY CO INC	5517 SYCAMORE GROVE LN	MEMPHIS TN 38120-2245	RU-3	MU
017072 00001C	2087 MADISON AVE	OVERTON SQUARE SOUTH LLC	825 VALLEYBROOK DR	MEMPHIS TN 38120	CMU-3	MU
017073 00020	0 MONROE AVE	CITY OF MEMPHIS	125 N MAIN ST	MEMPHIS TN 38103	CMU-1/RU-3	MU
017073 00021	37 S COOPER ST	CITY OF MEMPHIS	125 N MAIN ST	MEMPHIS TN 38103	CMU-3/CMU-1/RU-3	MU
017073 00022	0 MONROE AVE	ECONOMIC DEVELOPMENT GROWTH ENGINE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY	5264 POPLAR AVE	MEMPHIS TN 38119-3514	CMU-3/CMU-1	MU
017074 00003C	2090 UNION AVE	CLOVER PROPERTIES L P	825 VALLEYBROOK DR	MEMPHIS TN 38120-2767	CMU-3/CMU-1/OG	MU

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017074 00004C	2100 UNION AVE	GOODMAN FAMILY TRUST AND JULY L VANN LIVING TRUST AND WAYNE J STAMBLER	137 W 80TH ST	NEW YORK NY 10024-7132	CMU-3/CMU-1	MU
017074 00005C	2114 UNION AVE	FOOTHILL TO SUMMIT PROPERTIES IV LLC	10547 SUMMIT LAKE RD NW	OLYMPIA WA 98502-9422	CMU-3	MU
017074 00008	0 MONROE AVE	FOOTHILL TO SUMMIT PROPERTIES IV LLC	10547 SUMMIT LAKE RD NW	OLYMPIA WA 98502-9422	CMU-3	MU
017074 00009	49 S COOPER	CIRCUIT PLAYHOUSE INC	51 S COOPER	MEMPHIS TN 38104-4212	CMU-3	MU
017074 00010C	53 S COOPER ST	CIRCUIT PLAYHOUSE INC	53 S COOPER ST	MEMPHIS TN 38104-4212	CMU-3	MU
017074 00011	2124 UNION AVE	BEI UNION LLC	1408 PECAN TREES DR	GERMANTOWN TN 38138-1814	CMU-3	MU
017074 00012	2126 UNION AVE	CIRCUIT PLAYHOUSE INC	51 S COOPER ST	MEMPHIS TN 38104	CMU-3	MU
017074 00018	0 UNION AVE	CLOVER PROPERTIES L P	825 VALLEYBROOK DR	MEMPHIS TN 38120-2767	CMU-3	MU
017074 00019	2085 MONROE AVE	CIRCUIT PLAYHOUSE INC	51 S COOPER ST	MEMPHIS TN 38104-4212	OG	MU
020086 00001	398 DECATUR ST	PROVIDENCE A M E CH TRS OF AND FOR CITY OF MEMPHIS AND SHELBY COUNTY COMMUNITY REDEVELOPMENT AGENCY	PO BOX 213	MEMPHIS TN 38101-213	CMU-3	CMU-1
021012 00014C	982 JACKSON AVE	CITY OF MEMPHIS AND SHELBY COUNTY COMMUNITY REDEVELOPMENT AGENCY	170 N MAIN ST	MEMPHIS TN 38103-1877	CMU-3	CMU-1
021012 00021C	968 JACKSON AVE	CITY OF MEMPHIS AND SHELBY COUNTY COMMUNITY REDEVELOPMENT AGENCY	170 N MAIN ST	MEMPHIS TN 38103-1877	CMU-3	CMU-1
021012 00023	954 JACKSON AVE	COFFEE JENNIE K	3920 PLYMOUTH AVE	MEMPHIS TN 38128-3108	CMU-3	CMU-1
021012 00047	962 JACKSON AVE	RATLIFF LEWIS & LINDA AND SILVETA MORRIS (RS)	2454 KNOB CV	MEMPHIS TN 38127-4143	CMU-3	CMU-1
021013 00013	944 JACKSON AVE	HENDERSON SCHERRI	7560 FAIRWAY FOREST DR N	CORDOVA TN 38016-5730	CMU-3	MU
021013 00014	936 JACKSON AVE	SKEFOS JAMES J	2884 WALNUT GROVE RD	MEMPHIS TN 38111-2714	CMU-3	MU
021013 00015C	910 JACKSON AVE	REALTY 355 LLC	2652 CROSEY AVE	BROOKLYN NY 11214-6758	CMU-3	MU
021014 00005	939 JACKSON AVE	MDM INVESTMENTS OF MEMPHIS LLC	1589 W JACKSON AVE	MEMPHIS TN 38107-4406	CMU-3	CMU-1
021014 00006	607 HASTINGS	MDM INVESTMENTS OF MEMPHIS LLC	1589 W JACKSON AVE	MEMPHIS TN 38107-4406	CMU-3	CMU-1
021015 00001C	0 JACKSON AVE	J AND A WRECKER SERVICES INC	2973 SOUTHWALL ST	MEMPHIS TN 38114-6427	CMU-3	MU
021015 00003C	975 JACKSON AVE	J AND A WRECKER SERVICE INC	2973 SOUTHWALL ST	MEMPHIS TN 38114-6427	CMU-3	MU
021015 00007C	999 JACKSON AVE	GRUMPY LLC	1415 GOODMAN RD	HORN LAKE MS 38637	CMU-3	MU
021015 00018	0 GREENLAW AVE	GRUMPY LLC	1415 GOODMAN RD	HORN LAKE MS 38637	CMU-3	MU
021015 00019	0 GREENLAW	GRUMPY LLC	1415 GOODMAN RD	HORN LAKE MS 38637	CMU-3	MU
021015 00020	0 GREENLAW	FLORES ANDRES AND MIGUEL FLORES	7238 GRAND BAY CV	MEMPHIS TN 38125	CMU-3	MU
021015 00021	0 GREENLAW	FLORES ANDRES AND MIGEUL FLORES	7238 GRAND BAY CV	MEMPHIS TN 38125	CMU-3	MU



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021015 00022	0 GREENLAW	FLORES ANDRES AND MIGEUL FLORES	7238 GRAND BAY CV	MEMPHIS TN 38125	CMU-3	MU
021015 00023	0 GREENLAW	BURT JEROME & MARSHA	856 HARBOR ISLE CIR E	MEMPHIS TN 38103	CMU-3	MU
021015 00024	0 GREENLAW	AZOR CHRISTOPHER	3357 KIRBY PKWY	MEMPHIS TN 38115-4250	CMU-3	MU
021015 00025	0 HASTINGS ST	J AND A WRECKER SERVICE INC	2973 SOUTHWALL ST	MEMPHIS TN 38114-6427	CMU-3	MU
021015 00026	606 HASTINGS	OZOR JEAN	606 HASTINGS	MEMPHIS TN 38107	CMU-3	MU
021015 00027	0 HASTINGS ST	J AND A WRECKER SERVICE INC	2973 SOUTHWALL ST	MEMPHIS TN 38114-6427	CMU-3	MU
021015 00028	983 JACKSON AVE	FLORES ANDRES AND MIGEL FLORES	7238 GRAND BAY CV	MEMPHIS TN 38125	CMU-3	MU
021023 00001	1021 JACKSON AVE	NPS SERVICES LLC	3626 SHOREHAM DR	MEMPHIS TN 38118-5533	CMU-3	CMU-1
021023 00002	0 JACKSON AVE	EJIGU SEBLEWONGEL	5613 DEER VALLEY TRL	CANE RIDGE TN 37013-4260	CMU-3	CMU-1
021023 00003	1031 JACKSON AVE	MORRIS EDWIN M	777 SEMMES ST	MEMPHIS TN 38111-2100	CMU-3	CMU-1
021023 00004	1030 JACKSON AVE	TESFAYE GERAWORK & SEBLEWONGEL EJIGU	5613 DEER VALLEY TRL	CANE RIDGE TN 37013-4260	CMU-3	CMU-1
021023 00005	1037 JACKSON AVE	THOMAS MILDRED AND CLAYTON ELECTRICAL CO INC	1017 3RD ST	MEMPHIS TN 38107-1870	CMU-3	CMU-1
021023 00006	0 JACKSON AVE	ASKI CORP	1192 JACKSON AVE	MEMPHIS TN 38107-4269	CMU-3	CMU-1
021023 00007	0 JACKSON AVE	ASKI CORP	1192 JACKSON AVE	MEMPHIS TN 38107-4269	CMU-3	CMU-1
021024 00018	628 BREEDLOVE ST	MABRY SANDRA AND DWIGHT MILLER	8376 SCHEFFIELD TER	SOUTHAVEN MS 38672-8696	CMU-3	CMU-1
021024 00022	640 BREEDLOVE ST	PATEL PRAVIEN AND PRAMUDHBHAI PATEL	8720 SOMERSET LN	GERMANTOWN TN 38138-7363	CMU-3	CMU-1
021028 00019	I-240	ROBINSON LOIS	3161 BRANCH ST	MEMPHIS TN 38127-6618	CMU-3	CMU-1
021028 00020	1070 JACKSON AVE	ROBINSON LOIS	3161 BRANCH ST	MEMPHIS TN 38127-6618	CMU-3	CMU-1
021028 00021	662 BREEDLOVE ST	STATE OF TENNESSEE DEPT OF TRANSPORTATIO	170 MAIN ST	MEMPHIS TN 38103	CMU-3	CMU-1
021028 00022	BREEDLOVE ST	ROBINSON LOIS	3161 BRANCH ST	MEMPHIS TN 38127-6618	CMU-3	CMU-1
021029 00010	1054 JACKSON AVE	HAIMED NABIL	7915 WINDERSVILLE DR	BARTLETT TN 38133-2729	CMU-3	CMU-1
021029 00011	0 JACKSON AVE	HAIMED NABIL	7915 WINDERSVILLE DR	BARTLETT TN 38133-2729	CMU-3	CMU-1
021029 00012	0 JACKSON AVE	DONATO DENNIS D SR	1026 JACKSON AVE	MEMPHIS TN 38107-4104	CMU-3	CMU-1
021029 00013	0 JACKSON AVE	DONATO DENNIS D SR	1026 JACKSON AVE	MEMPHIS TN 38107-4104	CMU-3	CMU-1
021029 00014	1026 JACKSON AVE	DONATO DENNIS D SR	1026 JACKSON AVE	MEMPHIS TN 38107-4104	CMU-3	CMU-1
021029 00015C	1016 JACKSON AVE	BINGEL ROBERT & JOYCE A	PO BOX 70127	MEMPHIS TN 38107	CMU-3	CMU-1
021029 00024	656 DECATUR ST	WILLIAMS ROBERT P	36 ALCOTT AVE	INWOOD WV 25428	CMU-3	CMU-1
021029 00028C	652 JACKSON	HAMADEH A ALI AND FARID AKIL	P O BOX 381501	GERMANTOWN TN 38183-1501	CMU-3	CMU-1
021088 00018	1288 JACKSON AVE	MIDTOWN MOSQUE	1288 JACKSON AVE	MEMPHIS TN 38107-4353	CMU-3	CMU-1
021088 00019	1286 JACKSON AVE	MIDTOWN MOSQUE	1288 JACKSON AVE	MEMPHIS TN 38107-4353	CMU-3	CMU-1
021088 00020	0 JACKSON AVE	MIDTOWN MOSQUE	1288 JACKSON AVE	MEMPHIS TN 38107-4353	CMU-3	CMU-1
021088 00021	1276 JACKSON AVE	MIDTOWN MOSQUE	1288 JACKSON AVE	MEMPHIS TN 38107-4353	CMU-3	CMU-1

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021089 00019	1262 JACKSON	STINES INVESTMENT LLC	1321 JACKSON AVE	MEMPHIS TN 38107-4334	CMU-3	CMU-1
021089 00020	1258 JACKSON	STINES INVESTMENT LLC	1321 JACKSON AVE	MEMPHIS TN 38107-4334	CMU-3	CMU-1
021089 00021	1254 JACKSON	HARRIS ANITA	1385 SNOWDEN AVE	MEMPHIS TN 38107	CMU-3	CMU-1
021089 00022	0 JACKSON AVE	MOSES MICHAEL	1051 RICHLAND DR	MEMPHIS TN 38116-8215	CMU-3	CMU-1
021090 00015C	1238 JACKSON AVE	MOHAMED EGAL M	6315 EAGLE VALLEY	BARTLETT TN 38135	CMU-3	CMU-1
021090 00017	0 JACKSON AVE	BALTON HAROLD A TRUST	1600 CENTURY CENTER PKWY	MEMPHIS TN 38134-6100	CMU-3	CMU-1
021092 00016	1218 JACKSON AVE	MYUNG MATTHEW	1214 JACKSON AVE	MEMPHIS TN 38107-4333	CMU-3	CMU-1
021092 00018C	1192 JACKSON AVE	HASSAN SHAHER AND KHALID MOTHANNA AND HAROON A HAIMED (RS)	4650 SUMMER AVE	MEMPHIS TN 38112	CMU-3	CMU-1
021092 00046	0 JACKSON AVE	MYUNG MATTHEW S	1214 JACKSON AVE	MEMPHIS TN 38107-4269	CMU-3	CMU-1
021092 00047	0 JACKSON AVE	TENNESSEE STATE OF	170 N MAIN ST	MEMPHIS TN 38103-1877	CMU-3	CMU-1
021093 00002	1217 JACKSON AVE	JACKSON GP	1779 KIRBY PKWY # 1-347	GERMANTOWN TN 38138-3666	CMU-3	CMU-1
021093 00003	0 JACKSON AVE	PRESTON JULIA S III AND WILLIAM M SHANER	500 IRON KING	DURANGO CO 81301-9419	CMU-3	CMU-1
021093 00004	1251 JACKSON	WILSON LONDRICK	5152 ROLLING FIELDS DR	MEMPHIS TN 38134-3148	CMU-3	CMU-1
021093 00005C	1279 JACKSON AVE	MID-CONTINENT LABORATORIES INC	1279 JACKSON AVE	MEMPHIS TN 38107-4332	CMU-3	CMU-1
021093 00028	680 N BELLEVUE BLVD	ASK CORP	4650 SUMMER AVE	MEMPHIS TN 38122	CMU-3	CMU-1
021093 00029	680 BELLEVUE BLVD	STATE OF TENNESSEE	170 N MAIN ST	MEMPHIS TN 38103-1877	CMU-3	CMU-1
021093 00030	1201 JACKSON AVE	1201 JACKSON GP	1779 KIRBY PKWY # 1-347	GERMANTOWN TN 38138-3666	CMU-3	CMU-1
021093 00031	1201 JACKSON AVE	STATE OF TENNESSEE	170 N MAIN ST	MEMPHIS TN 38103	CMU-3	CMU-1
021103 00001	1299 JACKSON AVE	PIGUES LONZO AND CLEMMIE TAYLOR (RS)	1255 SNOWDEN AVE	MEMPHIS TN 38107-4815	CMU-3	MU
021103 00002	1309 JACKSON AVE	STINES INVESTMENT LLC	1321 JACKSON AVE	MEMPHIS TN 38107-4334	CMU-3	MU
021103 00003	1317 JACKSON AVE	STINES INVESTMENT LLC	1321 JACKSON AVE	MEMPHIS TN 38107-4334	CMU-3	MU
021103 00004	1319 JACKSON AVE	STINES INVESTMENT LLC	1321 JACKSON AVE	MEMPHIS TN 38107-4334	CMU-3	MU
021103 00005	1321 JACKSON AVE	STINES INVESTMENT LLC	1321 JACKSON AVE	MEMPHIS TN 38107-4334	CMU-3	MU
021103 00006C	JACKSON AVE	STINES INVESTMENT LLC	1321 JACKSON AVE	MEMPHIS TN 38107-4334	CMU-3	MU
021103 00008	1333 JACKSON AVE	STINES INVESTMENT LLC	1321 JACKSON AVE	MEMPHIS TN 38107-4334	CMU-3	MU
021103 00009	0 JACKSON AVE	STINES INVESTMENT LLC	1321 JACKSON AVE	MEMPHIS TN 38107-4334	CMU-3	MU
021103 00010	1341 JACKSON AVE	STINES INVESTMENT LLC	1321 JACKSON AVE	MEMPHIS TN 38107-4334	CMU-3	MU
021103 00011	1345 JACKSON AVE	SKEFOS & COULOUBARITSIS	756 E BROOKHAVEN CIR	MEMPHIS TN 38117	CMU-3	MU
021103 00012	1353 JACKSON AVE	FRANCIS FABIOLA	1664 NEWTON OAK CIR E	MEMPHIS TN 38117-7317	CMU-3	MU
021103 00013	1359 JACKSON AVE	TLC PROPERTIES INC	1600 CENTURY CENTER	BARTLETT TN 38134-6100	CMU-3	MU
021103 00014	1367 JACKSON AVE	FIP MASTER FUNDING I LLC	5840 FAIRWOOD LN	MEMPHIS TN 38120-3005	CMU-3	MU
021103 00016C	1383 JACKSON AVE	FIP MASTER FUNDING I LLC	5840 FAIRWOOD LN	MEMPHIS TN 38120-3005	CMU-3	MU



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021103 00017	1383 JACKSON AVE	FIP MASTER FUNDING I LLC	5840 FAIRWOOD LN	MEMPHIS TN 38120-3005	CMU-3	MU
021103 00018	0 N WATKINS ST	CITY OF MEMPHIS	GENERAL DELIVERY	MEMPHIS TN 38101-9999	CMU-3	MU
021103 00036	0 JACKSON AVE AVE	FIP MASTER FUNDING I LLC	5840 FAIRWOOD LN	MEMPHIS TN 38120-3005	CMU-3	MU
021104 00014	745 N MANSFIELD	JAMISON HARDY & NANNIE	6547 ELDERBERRY CT	RANCHO CUCAMONGA CA 91739	CMU-3	MU
021104 00015	0 N MANSFIELD ST	BROWN JOE W	1384 JACKSON AVE	MEMPHIS TN 38107-4348	CMU-3	MU
021104 00016	0 N MANSFIELD ST	BROWN JOE W	1384 JACKSON AVE	MEMPHIS TN 38107-4348	CMU-3	MU
021104 00017	0 N MANSFIELD ST	BROWN JOE W	1384 JACKSON AVE	MEMPHIS TN 38107-4348	CMU-3	MU
021104 00018	1384 JACKSON AVE	EMPIRE CHEMICAL SUPPLY CO INC	PO BOX 1096	MEMPHIS TN 38101-1096	CMU-3	MU
021104 00019	1380 JACKSON AVE	BROWN JOE W & ANNIE J	1024 TERRY CIR	MEMPHIS TN 38107-2913	CMU-3	MU
021105 00017C	1344 JACKSON AVE	SKEFOS AND COULOUBARITISIS PARTNERS	756 E BROOKHAVEN CIR	MEMPHIS TN 38117	CMU-3	MU
021106 00019	1334 JACKSON AVE	K AND M INTERNATIONAL INC	3439 N WATKINS ST	MEMPHIS TN 38127-5521	CMU-3	MU
021106 00020	1330 JACKSON AVE	K AND M INTERNATIONAL INC	3439 N WATKINS ST	MEMPHIS TN 38127-5521	CMU-3	MU
021106 00021	1320 JACKSON AVE	STINES INVESTMENT LLC	1321 JACKSON AVE	MEMPHIS TN 38107-4334	CMU-3	MU
021107 00018C	1300 JACKSON AVE	STINES INVESTMENT LLC	1321 JACKSON AVE	MEMPHIS TN 38107-4334	CMU-3	MU
028004 00021C	2144 MADISON AVE	BALLET MEMPHIS CORPORATION	2144 MADISON AVE	MEMPHIS TN 38104-6523	CMU-3	MU
028005 00001C	6 S COOPER ST	LOEB REALTY L P	P O BOX 171247	MEMPHIS TN 38187-1247	CMU-3	MU
028005 00029	2150 MONROE AVE	SOWELL JOHN G & LINDA B	2815 LOMBARDY	MEMPHIS TN 38111	RU-1	MU
028005 00030	2148 MONROE AVE	DIVORCE AND RECONCILIATION INC	2148 MONROE AVE	MEMPHIS TN 38104	CMU-3	MU
028005 00031	2146 MONROE AVE	IRIS RESTAURANT GROUP LLC	2146 MONROE AVE	MEMPHIS TN 38104	CMU-3	MU
028005 00032	2144 MONROE AVE	CARUTHERS GROUP LLC	2075 MADISON AVE	MEMPHIS TN 38104	CMU-3	MU
028005 00033	22 S COOPER ST	CLOVER PROPERTIES L P	825 VALLEYBROOK DR	MEMPHIS TN 38120	CMU-3	MU
028006 00001C	54 S COOPER ST	SOWELL JOHN G & LINDA B	54 S COOPER ST	MEMPHIS TN 38104-4211	CMU-3	MU
028006 00003	2151 MONROE AVE	MID SOUTH HOMEBUYERS INC	46 FLICKER ST	MEMPHIS TN 38104-5918	RU-1	MU
028006 00023C	2158 UNION AVE	CIRCUIT PLAYHOUSE INC	51 S COOPER ST	MEMPHIS TN 38104	CMU-3	MU
028006 00026	66 S COOPER ST	CIRCUIT PLAYHOUSE INC	51 S COOPER ST	MEMPHIS TN 38104	CMU-3	MU
028006 00027	62 S COOPER ST	IRIS RESTAURANT GROUP LLC	2146 MONROE AVE	MEMPHIS TN 38104-4229	CMU-3	MU
028006 00028	60 S COOPER ST	WARD JEFFREY B REVOCABLE LIVING TRUST	950 CHERRY RD	MEMPHIS TN 38117-5441	CMU-3	MU
028009 00031C	566 COOPER ST	STEVENS-GRAHAM PARTNERS	431 WELLINGTON DV	MEMPHIS TN 38117	CMU-3	MU
028009 00033	560 S COOPER ST	STEVENS-GRAHAM PARTNERS	431 WELLINGTON CV	MEMPHIS TN 38117	CMU-3	MU
028011 00001	574 S COOPER ST	NARROW PATRICIA L AND CECILIA K NARROW	4234 FIZER	MEMPHIS TN 38111	CMU-3	MU
028011 00022C	596 S COOPER ST	HATTIE B'S REAL ESTATE LLC	5801 OLD HARDING PIKE	NASHVILLE TN 37205-3606	CMU-3	MU
028011 00025C	588 S COOPER ST	DOSBROS LLC	5851 RIDGEWAY CENTER PKWY	MEMPHIS TN 38120-4003	CMU-3	MU
028012 00001	612 S COOPER ST	HOLBOURN JENNIFER	612 S COOPER ST	MEMPHIS TN 38104-5351	CMU-3	MU
028012 00024C	630 COOPER ST	RASBERRY JAMES E	2400 POPLAR AVE	MEMPHIS TN 38112-3209	CMU-3	MU

Parcel ID	Property Address	Property Owner	Owner Address	City State Zip	CURRENT ZONING	PROPOSED REZONING
028013 00001C	642 COOPER ST	BUILDERS EXCHANGE OF MEMPHIS	642 S COOPER ST	MEMPHIS TN 38104	CMU-3	MU
029046 00019	1335 BRUCE ST	JACKSON JOSEPH	6707 REINDEER AVE	MEMPHIS TN 38115-5214	CMU-3	CMU-1
029046 00020C	2276 PARK AVE	SEVEN BROTHERS PROPERTIES LLC	6926 E SHELBY DR	MEMPHIS TN 38141-265	CMU-3	CMU-1
029046 00024	2268 PARK AVE	LEWIS HERROL P	170 S CENTER ST	HOLLY SPRINGS MS 38635-3007	CMU-3	CMU-1
029046 00025	2262 PARK AVE	IBRAHIM MOHAMMAD	6626 ROCKY PARK DR	MEMPHIS TN 38141-7256	CMU-3	CMU-1
029047 00012	2306 PARK AVE	ALI NAGI	PO BOX 70357	BAKERSFIELD CA 93387-357	CMU-3	CMU-1
029047 00014	1340 BRUCE ST	JACKSON JOSEPH	6707 REINDEER AVE	MEMPHIS TN 38115	CMU-3	CMU-1
029047 00026	0 PARK AVE	COLE DONOVAN T	2336 BOYLE AVE	MEMPHIS TN 38114-4104	CMU-3	CMU-1
029047 00027	2292 PARK AVE	COLE DONOVAN T	2336 BOYLE AVE	MEMPHIS TN 38114-4104	CMU-3	CMU-1
029048 00002	0 AIRWAYS BLVD	TUGGLE COLLIE M	610 E MCKELLAR AVE	MEMPHIS TN 38106-7236	CMU-3	CMU-1
029048 00003	1297 AIRWAYS BLVD	TUGGLE COLLIE M	610 E MCKELLAR AVE	MEMPHIS TN 38106-7236	CMU-3	CMU-1
029048 00004	1305 AIRWAYS BLVD	JACKSON JOSEPH	6707 REINDEER AVE	MEMPHIS TN 38115	CMU-3	CMU-1
029048 00005	1309 AIRWAYS BLVD	ROSS LARRY M	2282 FITE RD	MEMPHIS TN 38127-1926	CMU-3	CMU-1
029048 00006	1311 AIRWAYS BLVD	HARRIS CHARLES E AND ARTHUR W JONES AND CLAUDETTE C PAYNE (ESTATE OF)	1010 HILLTOP DR	RUSSELLVILLE AR 72802	CMU-3	CMU-1
029048 00007	1313 AIRWAYS BLVD	GRIFFIN ROBERT C	46 BANNER SPRING CIR	STAFFORD VA 22554	CMU-3	CMU-1
029048 00008	0 AIRWAYS	MCKINNEY OTIS	2882 SEMMES ST	MEMPHIS TN 38114-5622	CMU-3	CMU-1
029048 00009	0 AIRWAYS	BOYD CLAUDETTE	713 BIRTHSTONE AVE	MEMPHIS TN 38109-6388	CMU-3	CMU-1
029048 00010	1323 AIRWAYS	TONGUMPUN TANARAT	2884 FAIRWAY GLEN DR	COLLIERVILLE TN 38017-5900	CMU-3	CMU-1
029048 00011	1327 AIRWAYS	MCKINNEY W OTIS	2882 SEMMES ST	MEMPHIS TN 38114-5622	CMU-3	CMU-1
029048 00012	1331 AIRWAYS BLVD	MCKINNEY OTIS	4343 COTTONWOOD RD	MEMPHIS TN 38118-2928	CMU-3	CMU-1
029048 00013	1335 AIRWAYS BLVD	ROSS ANNABEL B	7731 S INDIANA AVE	CHICAGO IL 60619-2330	CMU-3	CMU-1
029048 00014C	1341 AIRWAYS BLVD	ALLIED REALTY GROUP LLC	1271 POPLAR AVE	MEMPHIS TN 38104-7258	CMU-3	CMU-1
029048 00017	2312 PARK AVE	ALLIED REALTY GROUP LLC	1271 POPLAR AVE	MEMPHIS TN 38104-7258	CMU-3	CMU-1
029048 00018	1340 SAMPLE ST	MCKINNEY TEMEKA S	4442 COTTONWOOD RD	MEMPHIS TN 38118-2354	CMU-3	CMU-1
029048 00019	1334 SAMPLE ST	MARSHALL CLEOPIA	332 HAROLD	MEMPHIS TN 38112	CMU-3	CMU-1
029048 00020	1332 SAMPLE ST	SHELBY COUNTY TAX SALE 16.04	PO BOX 2751	MEMPHIS TN 38101-2751	CMU-3	CMU-1
029048 00021	1328 SAMPLE ST	MCKINNEY TEMEKA S	4442 COTTONWOOD RD	MEMPHIS TN 38118-2354	CMU-3	CMU-1
029049 00006C	1277 AIRWAYS BLVD	ALTAMIRANO JORGE R AND ERIKA L CALVILLO	830 GEORGIA ST	IMPERIAL BEACH CA 91932-2343	CMU-3	CMU-1
029049 00008	0 AIRWAYS BLVD	VALENTINE THOMAS	1107 S GREER ST	MEMPHIS TN 38111-4000	CMU-3	CMU-1
029050 00001C	0 AIRWAYS BLVD	IBUYLAND LLC	12165 MACON RD	COLLIERVILLE TN 38107-4826	CMU-3	CMU-1
029050 00003	1249 AIRWAYS BLVD	WATERS MICHELLE	1307 E NIR SHREIBMAN BLVD	LA VERGNE TN 37086-2589	CMU-3	CMU-1

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029050 00004	1253 AIRWAYS BLVD	VEASLEY CONSTRUCTION LLC	283 SALMON RD	BRIGHTON TN 38011-6833	CMU-3	CMU-1
029050 00005	1257 AIRWAYS BLVD	WALLS GLADYS	1210 SEMMES ST	MEMPHIS TN 38111	CMU-3	CMU-1
029050 00006	1263 AIRWAYS	VEASLEY TARIK	6809 VALLEY PARK DR	MEMPHIS TN 38115-4328	CMU-3	CMU-1
029051 00001	1264 AIRWAYS BLVD	VEASLEY TARIK	6809 VALLEY PARK DR	MEMPHIS TN 38115-4328	CMU-3	CMU-1
029051 00030	2340 DOUGLASS AVE	WALLACE LILLIAN	2340 DOUGLASS AVE	MEMPHIS TN 38114-2323	CMU-3	CMU-1
029054 00001	0 AIRWAYS BLVD	TLC PROPERTIES INC	1600 CENTURY CENTER	BARTLETT TN 38134-6100	CMU-3	CMU-1
029054 00032	0 AIRWAYS BLVD	MILLER DAISY C	1238 AIRWAYS BLVD	MEMPHIS TN 38114	CMU-3	CMU-1
029054 00033	1242 AIRWAYS BLVD	MILLER DAISY C	1238 AIRWAYS BLVD	MEMPHIS TN 38114	CMU-3	CMU-1
029054 00034	1238 AIRWAYS BLVD	MILLER DAISEY C W AND HOPE N MILLER	1238 AIRWAYS BLVD	MEMPHIS TN 38114-2351	CMU-3	CMU-1
030027 00002	0 S COOPER	CSX TRANSPORTATION INC	500 WATER ST	JACKSONVILLE FL 32202-4423	CMU-3	MU
030028 00010C	651 S COOPER ST	REDEEMER PRESBYTERIAN CHURCH OF MEMPHIS PCA INC	651 S COOPER ST	MEMPHIS TN 38104-5354	CMU-3	MU
030028 00013	663 S COOPER ST	MEMPHIS CENTER CITY REVENUE FINANCE CORP	663 S COOPER ST	MEMPHIS TN 38104-5359	CMU-3	MU
030028 00014	673 S COOPER ST	MEMPHIS CENTER CITY REVENUE FINANCE CORP	663 S COOPER ST	MEMPHIS TN 38104-5359	CMU-3	MU
030028 00015	2118 HIGBEE AVE	R AND R CONTRACTING GROUP LLC	8566 MACON RD	CORDOVA TN 38018-1641	CMU-3	MU
030029 00011	615 S COOPER ST	FELTS LINDA M AND WILLIAM C FELTS JR (RS)	585 S GREER ST	MEMPHIS TN 38111	CMU-3	MU
030029 00012	619 S COOPER ST	GERALD LEE & LELA	2804 CENTRAL AVE	MEMPHIS TN 38111-1811	CMU-3	MU
030029 00013	629 S COOPER ST	SCHWARTZ SUSAN K LIVING TRUST AND DAURIE A SCHWARTZ	2318 EDGEWOOD PARK CV E	MEMPHIS TN 38104	CMU-3	MU
030029 00014C	639 S COOPER	SCHWARTZ SUSAN K LIVING TRUST AND DAURIE A SCHWARTZ	2318 EDGEWOOD PARK CV E	MEMPHIS TN 38104	CMU-3	MU
031072 00001	1826 LAMAR AVE	GLOVER CAROLYN A	1495 WABASH AVE	MEMPHIS TN 38106-6041	CMU-3	CMU-1
031072 00002	1847 MANILA AVE	GREER JADA & KEESHA EFFS	1847 MANILA AVE	MEMPHIS TN 38114-1744	CMU-3	CMU-1
033018 00001	2471 BROAD AVE	LOEB BROS REALTY L P	825 VALLEYBROOK DR	MEMPHIS TN 38120-2767	CMU-1	MU
033018 00002	2481 BROAD AVE	STONED IMMACULATE LLC	2504 REGENTS WALK	GERMANTOWN TN 38138	CMU-1	MU
033018 00003	BROAD AVE	STONED IMMACULATE LLC	2504 REGENTS WALK	GERMANTOWN TN 38138	CMU-1	MU
033018 00004C	2487 BROAD AVE	MORTIMER ENTERPRISES LLC	9356 GLENDA RD	GERMANTOWN TN 38139-6702	CMU-1	MU
033018 00020	2493 BROAD AVE	MCCASKILL REALTY LLC	0 PO BOX 40	COLLIERVILLE TN 38027	CMU-1	MU
033018 00021	2497 BROAD AVE	MORTIMER ENTERPRISES LLC	9356 GLENDA DR	GERMANTOWN TN 38139-6702	CMU-1	MU
033020 00014	0 BROAD AVE	BROAD AVENUE MEMPHIS APARTMENTS MANAGER LLC	5274 POPLAR AVE	MEMPHIS TN 38119	EMP	MU

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033020 00015	2542 BROAD AVE	BROAD AVENUE MEMPHIS APARTMENTS MANAGER LLC	5274 POPLAR AVE	MEMPHIS TN 38119	EMP	MU
033020 00017C	0 HAMMOND CT	BELL STACY G TRUST	1113 MURFREESBORO RD	FRANKLIN TN 37064-1306	EMP	MU
033020 00018C	478 N HOLLYWOOD ST	BLUFF CITY ENTERPRISES INC	PO BOX 17771	MEMPHIS TN 38187-771	CMU-1	MU
033020 00019	2489 PARKWAY PL	YOUNG TERRY & LORRI	3820 EDWARDS PLACE RD	HERNANDO MS 38632-7106	EMP	MU
033020 00020	2485 PARKWAY PL	RIVER CITY COMPANIES, INC	PO BOX 757	CORDOVA TN 37064-1306	EMP	MU
033020 00022C	482 N HOLLYWOOD ST	BLUFF CITY ENTERPRISES INC	PO BOX 17771	MEMPHIS TN 38187	EMP	MU
033020 00029C	2500 BROAD AVE	BELL STACY G TRUST	1113 MURFREESBORO RD	FRANKLIN TN 37064-1306	EMP	MU
033021 00001	2519 BROAD AVE	GOODE DEVELOPMENT COMPANY LLC	378 N PERKINS RD	MEMPHIS TN 38117	CMU-1	MU
033021 00002	2531 BROAD AVE	BBC LLC	322 S HOLLYWOOD ST	MEMPHIS TN 38104-5939	CMU-1	MU
033021 00003	2535 BROAD AVE	COLTHARP RUSSELL N	4447 SUMMER AVE	MEMPHIS TN 38122-4042	CMU-1	MU
033021 00004	2537 BROAD AVE	2537 BROAD LLC	2537 BROAD AVE	MEMPHIS TN 38112-2613	CMU-1	MU
033021 00005	2541 BROAD AVE	HOLMES ELMORE	2541 BROAD AVE	MEMPHIS TN 38112-2613	CMU-1	MU
033021 00007	2549 BROAD AVE	TWO FIVE FOUR NINE BROAD STREET PARTNERS	2549 BROAD AVE	MEMPHIS TN 38112	CMU-1	MU
033021 00008	2551 BROAD ST	NESTER DAVID D	2551 BROAD AVE	MEMPHIS TN 38112-2613	CMU-1	MU
033021 00009	2553 BROAD AVE	LEWIS TAYLOR AND ISAAC MCCAMMON AND JAMES H MCCAMMON	1361 WRENWOOD ST	MEMPHIS TN 38122-1352	CMU-1	MU
033021 00010	2557 BROAD AVE	WILLIAMS JOSEPH R	2557 BROAD AVE	MEMPHIS TN 38112	CMU-1	MU
033021 00011	2559 BROAD AVE	TANNER MARY M	226 SYLBEN CV	MEMPHIS TN 38120	CMU-1	MU
033021 00012	2561 BROAD AVE	COLTHARP RUSSELL N	4447 SUMMER AVE	MEMPHIS TN 38122-4042	CMU-1	MU
033021 00013	2563 BROAD AVE	BROAD AVENUE CORNER LLC	2563 BROAD AVE APT 2	MEMPHIS TN 38112-2613	CMU-1	MU
033021 00023	2543 BROAD AVE	COLTHARP RUSSELL N	4447 SUMMER AVE	MEMPHIS TN 38122-4042	CMU-1	MU
033021 00025	2545 BROAD	CBIZNESS LLC	14011 ALPINE WAY NW	SEATTLE WA 98177-3936	CMU-1	MU
033021 00026	0 BROAD	CBIZNESS LLC	194 S PERKINS	MEMPHIS TN 38117	CMU-1	MU
033041 00002	2577 BROAD AVE	COLTHARP RUSSELL N	4447 SUMMER AVE	MEMPHIS TN 38122-4042	CMU-1	MU
033041 00003C	2581 BROAD AVE	ISHEE DEWANA A	2581 BROAD AVE	MEMPHIS TN 38112	CMU-1	MU
033041 00005C	2583 BROAD AVE	TOWN & COUNTRY LOCKSMITHS CO INC	2583 BROAD AVE	MEMPHIS TN 38112-2615	CMU-1	MU
033041 00007C	2593 BROAD	BROAD ST LLC	2595 BROAD AVE	MEMPHIS TN 38112	CMU-1	MU
033041 00009	2599 BROAD AVE	DALTON MICHAEL S AND DAVID R DALTON	2611 SULGRAVE CV	MEMPHIS TN 38119-7726	CMU-1	MU
033041 00010C	BROAD AVE	DALTON MICHAEL S AND DAVID R DALTON AND DALTON FAMILY IRREVOCABLE TRUST	2611 SULGRAVE CV	MEMPHIS TN 38119-7726	CMU-1	MU
033041 00012	2613 BROAD AVE	L AND Z VENTURES LLC	4450 CHICKASAW RD	MEMPHIS TN 38117-1717	CMU-1	MU
033041 00013	2615 BROAD AVE	L AND Z VENTURES LLC	4450 CHICKASAW RD	MEMPHIS TN 38117-1717	CMU-1	MU

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033041 00024	2571 BROAD AVE	PATTON LARRY R	2571 BROAD AVE	MEMPHIS TN 38112-2615	CMU-1	MU
033041 00025	456 N BINGHAM ST	PATTON LARRY R	2571 BROAD AVE	MEMPHIS TN 38112-2615	CMU-1	MU
033042 00009C	2680 BROAD AVE	WAYMAN JOHN P & CAROLE S	2680 BROAD AVE	MEMPHIS TN 38112-2616	EMP	MU
033042 00010	0 BROAD AVE	WALTON SARAH C	4044 SAINT ANN CIR	MEMPHIS TN 38117-1522	EMP	MU
033042 00011	2670 BROAD AVE	WALTON SARAH C	4044 SAINT ANN CIR	MEMPHIS TN 38117-1522	EMP	MU
033042 00012	490 N BINGHAM ST	COMMERCE CENTER L P	P O BOX 171247	MEMPHIS TN 38187-1247	EMP	MU
033042 00017	0 BROAD	MISSOURI PACIFIC RAILROAD CO	61 W CALHOUN AVE	MEMPHIS TN 38103-4498	EMP	MU
033044 00001	2665 BROAD AVE	CARRUTHERS CORP	2665 BROAD AVE	MEMPHIS TN 38112-2607	EMP	MU
033044 00002	0 BROAD	UNION RAILWAY CO	1400 DOUGLAS ST	OMAHA NE 68179	EMP	MU
033045 00001C	2625 BROAD AVE	TOULIATOS GREG LIVING TRUST AND CARLA TOULIATOS LIVING TRUST	529 S BELVEDERE BLVD	MEMPHIS TN 38104-5002	CMU-1	MU
033045 00003	0 BROAD AVE	TOULIATOS GREG LIVING TRUST AND CARLA TOULIATOS LIVING TRUST	529 S BELVEDERE BLVD	MEMPHIS TN 38104-5002	CMU-1	MU
033045 00004	2635 BROAD AVE	TOULIATOS GREG LIVING TRUST AND CARLA TOULIATOS LIVING TRUST	529 S BELVEDERE BLVD	MEMPHIS TN 38104-5002	CMU-1	MU
033045 00005	2655 BROAD AVE	TOULIATOS GREG LIVING TRUST	529 S BELVEDERE	MEMPHIS TN 38104	CMU-1	MU
035003 00001C	0 S PARKWAY	PORTER MICHAEL	PO BOX 140982	MEMPHIS TN 38114-0982	CMU-3	CMU-1
035003 00003C	321 S PARKWAY WEST	GARRETT VICKI & EDDIE	7047 CROSS TIMBER LN	MEMPHIS TN 38125	CMU-3	CMU-1
035004 00001C	299 S PARKWAY	KANAZ INVESTMENTS LLC	8104 CAMBURY CV W	GERMANTOWN TN 38138-7538	CMU-3	CMU-1
035004 00007	257 S PARKWAY W	WELLS DESMOND	3315 E FOXBURROW CIR	MEMPHIS TN 38115-3111	CMU-3	CMU-1
035004 00008	253 S PARKWAY W	MOST WORSHIPFUL PRINCE ETAL	253 S PARKWAY W	MEMPHIS TN 38109-1606	CMU-3	CMU-1
035004 00009C	245 S PARKWAY W	MOHAMMED MUSLEH A	245 S PARKWAY W	MEMPHIS TN 38109-1606	CMU-3	CMU-1
035004 00025	263 S PARKWAY	BOWEN RONNIE	263 SOUTH PKWY	MEMPHIS TN 38109-1606	CMU-3	CMU-1
035004 00026C	269 S PARKWAY	CHAPPLE CAROL	1940 S LAUDERDALE	MEMPHIS TN 38106	CMU-3	CMU-1
036002 00026C	1396 JACKSON AVE	1396 JACKSON LLC	1779 KIRBY PKWY STE 1-347	GERMANTOWN TN 38138-3666	CMU-3	MU
036003 00001C	1397 JACKSON AVE	ENG FAMILY TRUST (TRS)	43101 CALLE CAMELLIA	TEMECULA CA 92592-3120	CMU-3	MU
036008 00001	1433 JACKSON AVE	KASAFTES ALEX E	3664 SHIRLWOOD AVE	MEMPHIS TN 38122-4631	CMU-3	MU
036008 00002	1447 JACKSON AVE	GRANDBERRY WILLIAM H	1447 JACKSON AVE	MEMPHIS TN 38107-4470	CMU-3	MU
036008 00003	0 E JACKSON AVE	BUTKIEWCZ JOHN E & LAVERNE R	3049 E GLENGARRY RD	MEMPHIS TN 38128-2909	CMU-3	MU
036008 00023	1448 LYNDAL AVE	LESTER EUNICE	1454 LYNDAL AVE	MEMPHIS TN 38107	CMU-3	MU
036009 00028	1420 JACKSON AVE	HANSHALI ADEL M	5354 BLUE DIAMOND ST	MEMPHIS TN 38109-6512	CMU-3	MU
036009 00029C	1414 JACKSON AVE	M222 LLC	1707 MOUNT VERNON RD	DUNWOODY GA 30338	CMU-3	MU
037028 00018C	367 TILLMAN ST	GREENBELT SHOPS INC	3000 WALNUT GROVE STE 200	MEMPHIS TN 38111-3508	CMU-3	CMU-1
037028 00022	351 TILLMAN ST	DAVIS RODERICK	351 TILLMAN	MEMPHIS TN 38112-3424	CMU-3	CMU-1
037028 00041	361 TILLMAN ST	DAVIS RODERICK	6387 THISTLEBROOK	MEMPHIS TN 38112	CMU-3	CMU-1
037044 00014	3010 JOHNSON AVE	BINGHAMPTON COMMUNITY CHURCH	3006 JOHNSON AVE	MEMPHIS TN 38112-3504	CMU-3	CMU-1

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037044 00015C	3006 JOHNSON AVE	BINGHAMPTON DEVELOPMENT CORP	0 P O BOX 111447	MEMPHIS TN 38111	CMU-3	CMU-1
038001 00001C	0 JACKSON AVE	SHELBY COUNTY BOARD OF EDUCATION	160 S HOLLYWOOD ST	MEMPHIS TN 38112-4801	CMU-3	CMU-1
038025 00001	3143 JACKSON AVE	SKEFOS JAMES J	2884 WALNUT GROVE RD	MEMPHIS TN 38111	CMU-3	CMU-1
038025 00002	3149 JACKSON AVE	SKEFOS JAMES J	2884 WALNUT GROVE RD	MEMPHIS TN 38111	CMU-3	CMU-1
038025 00003	3153 JACKSON AVE	MACIAS EDGARDO J S	3153 JACKSON AVE	MEMPHIS TN 38112-1519	CMU-3	CMU-1
038025 00004	3159 JACKSON AVE	RAMOS MARIA I	3159 JACKSON AVE	MEMPHIS TN 38112-1519	CMU-3	CMU-1
038025 00005	3163 JACKSON AVE	MARSHALL SCOTT	6983 8TH RD	BARTLETT TN 38135-2508	CMU-3	CMU-1
038025 00006	3169 JACKSON AVE	AYITI PROPERTIES MANAGEMENT LLC	1339 AGNES PL	MEMPHIS TN 38104-4725	CMU-3	CMU-1
038025 00007	3173 JACKSON AVE	SUNLAND HOMES LLC	830 CAMINO REAL UNIT 201	REDONDO BEACH CA 90277-4333	CMU-3	CMU-1
038025 00008	3177 JACKSON AVE	WINDOWS OF HEAVEN LLC	1289 E KETTLE PL	CENTENNIAL CO 80122-3015	CMU-3	CMU-1
038025 00009	3183 JACKSON AVE	YALE ROAD LEARNING CENTER LLC	7455 WOOD RAIL CV	MEMPHIS TN 38119-9007	CMU-3	CMU-1
038025 00010	3187 JACKSON AVE	TUGGLE PAMELA D	3187 JACKSON AVE	MEMPHIS TN 38112-1519	CMU-3	CMU-1
038025 00011	3191 JACKSON AVE	GAP ASSETS LLC	11615 HIGHWAY 70 STE 108B	ARLINGTON TN 38002-2910	CMU-3	CMU-1
038025 00012	3199 E JACKSON AVE	ECHOLS DONNA L	667 VAUGHN RD	MEMPHIS TN 38122	CMU-3	CMU-1
038025 00013	3203 JACKSON AVE	OLSON ELIZABETH N	9468 DOGWOOD ESTATES DR	GERMANTOWN TN 38139-5606	CMU-3	CMU-1
038025 00014	3215 JACKSON AVE	JACKSON AVENUE LLC	2903 S PERKINS RD	MEMPHIS TN 38118-2432	CMU-3	CMU-1
042016 00009	2410 CHELSEA AVE	LEWIS GLORIA P	2410 CHELSEA AVE	MEMPHIS TN 38108-1515	CMU-3	MU
042016 00010	2404 CHELSEA AVE	BURCHETT THOMAS E & ROSABELLE	2404 CHELSEA AVE	MEMPHIS TN 38108-1515	CMU-3	MU
042016 00011	2400 CHELSEA AVE	SB MILLBRANCH PARTNERS	6500 STAGE RD STE 2	BARTLETT TN 38134-2882	RU-1	MU
042016 00012	2390 CHELSEA AVE	MESSIAH MISSIONARY BAPTIST CHURCH TR OF AN	2390 CHELSEA AVE	MEMPHIS TN 38108-1515	RU-1	MU
042017 00013C	1427 N HOLLYWOOD ST	EXCHANGERIGHT NET LEASED PORTFOLIO 2 DST	PO BOX 60308	PASADENA CA 91116-6308	CMU-3	MU
042017 00016	2420 CHELSEA AVE	HAMPTON TOMMIE F	2420 CHELSEA AVE	MEMPHIS TN 38108-1514	CMU-3	MU
042017 00017	1436 OAKWOOD DR	GOLDEN LEAF M B CHURCH TR	1436 OAKWOOD ST	MEMPHIS TN 38108-1547	CMU-3	MU
042018 00009	2419 CHELSEA AVE	LITTLEJOHN TAXI SERVICE INC	4561 MILLBRANCH RD	MEMPHIS TN 38116-7437	CMU-3	MU
042018 00010	2423 CHELSEA AVE	FRANKLIN TOMMY	2393 CHELSEA AVE	MEMPHIS TN 38108-1561	CMU-3	MU
042018 00011	2427 CHELSEA AVE	FRANKLIN TOMMIE	2941 BIRCHFIELD DR	MEMPHIS TN 38127-7401	CMU-3	MU
042018 00012	0 CHELSEA AVE	FRANKLIN TOMMIE	2941 BIRCHFIELD DR	MEMPHIS TN 38127	CMU-3	MU
042018 00013	0 CHELSEA AVE	FRANKLIN TOMMIE	2941 BIRCHFIELD DR	MEMPHIS TN 38127-7401	CMU-3	MU
042018 00014C	1383 E HOLLYWOOD ST	MCDUFFIE HAROLD AND ORLANDO MCDUFFIE (RS)	1383 N HOLLYWOOD	MEMPHIS TN 38108	CMU-3	MU
042018 00031	2399 CHELSEA AVE	FRANKLIN TOMMIE	2941 BIRCHFIELD RD	MEMPHIS TN 38127-7401	CMU-3	MU



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042059 00002	2461 CHELSEA AVE	HOLLYWOOD FURNITURE & HARDWARE	2461 CHELSEA AVE	MEMPHIS TN 38108-2404	CMU-3	MU
042059 00003	2469 CHELSEA	HOLLYWOOD FURNITURE & HARDWARE CO INC	2461 CHELSEA AVE	MEMPHIS TN 38108	CMU-3	MU
042059 00004	2477 CHELSEA AVE	HASSAN JIMMY A & MARTHA C	6925 DEERFIELD RD	MEMPHIS TN 38135-3023	CMU-3	MU
042059 00005	0 BRYAN	SHELBY COUNTY TAX SALE 11.01	PO BOX 2751	MEMPHIS TN 38101-2751	CMU-3	MU
042059 00008C	1378 HOLLYWOOD ST	GRACE CHURCH OF GOD IN CHRIST	982 MEAGHER ST	MEMPHIS TN 38101-3329	CMU-3 (partial)	MU (partial)
042059 00017	1388 N HOLLYWOOD ST	GRACE CHURCH OF GOD IN CHRIST	982 MEAGHER ST	MEMPHIS TN 38108-3329	CMU-3	MU
042059 00018	1394 HOLLYWOOD	GAREY BERL SURVIVOR'S TRUST	3488 WOODWINE DR	MEMPHIS TN 38128	CMU-3	MU
042059 00019	2455 CHELSEA AVE	HOLLYWOOD FURNITURE & HARDWARE CO INC	2461 CHELSEA AVE	MEMPHIS TN 38108	CMU-3	MU
042059 00020	2457 CHELSEA AVE	HARRIS ERNEST JR AND CHERLANDO HUNT AND PAMELA HUNT	6895 SAWBRIAR CV	ARLINGTON TN 38002-7909	CMU-3	MU
042060 00016	2474 CHELSEA AVE	HASSAN JIMMY A & MARTHA C	2478 CHELSEA AVE	MEMPHIS TN 38108-1516	CMU-3	MU
042060 00019C	2456 CHELSEA AVE	BERUK PROPERTIES INC	4646 POPLAR AVE	MEMPHIS TN 38117-4433	CMU-3	MU
042061 00025	2506 CHELSEA AVE	MURSHED EZULDIN	3576 SANDYSLATE CV	BARTLETT TN 38133-2777	CMU-3	MU
042061 00026	2504 CHELSEA	WILLIAMS JULIAN	22 N FRONT ST	MEMPHIS TN 38103-2162	CMU-3	MU
042061 00027	0 CHELSEA AVE	UNLIMITED PROPERTIES LLC	810 OAK MEADOW	FRANKLIN TN 37064-5504	CMU-3	MU
042061 00028	2494 CHELSEA AVE	WALKER ROBERT L	2494 CHELSEA AVE	MEMPHIS TN 38108-2406	CMU-3	MU
042061 00029	2490 CHELSEA AVE	CRJ PROPERTIES LLC	299 S WALNUT BEND RD STE 100	CORDOVA TN 38018-7281	CMU-3	MU
043052 00001	3471 JACKSON	UP FROM THE WORLD MINISTRIES INC	7001 PURITAN ST	DETROIT MI 48238-1332	CMU-3	CMU-1
043052 00017	3453 JACKSON AVE	UP FROM THE WORLD MINISTRIES INC	7001 PURITAN ST	DETROIT MI 48238-1332	CMU-3	CMU-1
043052 00018	3467 JACKSON	UP FROM THE WORLD MINISTRIES INC	7001 PURITAN ST	DETROIT MI 48238-1332	CMU-3	CMU-1
043053 00001	3441 JACKSON AVE	MORRIS CONNIE J	1706 BOJO ELLA DR	DOUGLAS GA 31533-616	CMU-3	CMU-1
043053 00015	3433 JACKSON AVE	VM PROPERTY INVESTMENTS LLC	1836 E WILLOW GLEN CIR	SANDY UT 84093-1476	CMU-3	CMU-1
043054 00001	3421 JACKSON AVE	PINCKARD MICHAEL D	5145 OLD SUMMER RD	MEMPHIS TN 38122	CMU-3	CMU-1
043054 00002C	3401 JACKSON AVE	ARENILLAS ALMA L	4286 STAGE RD	MEMPHIS TN 38128-5707	CMU-3	CMU-1
043055 00001	3389 JACKSON AVE	WADDEY LARRY L & VICKY	3389 JACKSON AVE	MEMPHIS TN 38122-1134	CMU-3	CMU-1
043055 00027C	3373 JACKSON AVE	ZEENAN REALTY LLC	3373 JACKSON AVE	MEMPHIS TN 38122-1134	CMU-3	CMU-1
043055 00029	3379 JACKSON AVE	MEMPHIS PROPERTY GROUP LLC	310 BARRY RD	HOLLY SPRINGS MS 38635-9583	CMU-3	CMU-1
043056 00001C	3365 JACKSON AVE	MIMS ANTHONY	3214 POINT HILL CV	MEMPHIS TN 38125-8890	CMU-3	CMU-1
043056 00034C	3349 JACKSON AVE	HARRISON PATRICIA	1658 NETHERWOOD AVE	MEMPHIS TN 38106	CMU-3	CMU-1
043057 00001	3331 JACKSON AVE	TRINITY TEMPLE MINISTRIES	3331 JACKSON AVE	MEMPHIS TN 38122-1128	CMU-3	CMU-1
043057 00034	3327 JACKSON AVE	DHUGGA NIPINDER K	2306 LAMAR AVE	MEMPHIS TN 38114-6608	CMU-3	CMU-1
043058 00001C	3311 JACKSON AVE	CD LAUNDRY PARTNERS	P O BOX 4280	CORDOVA TN 38088-4280	CMU-3	CMU-1
043059 00058C	3281 JACKSON AVE	WINESTONE TED M (TR)	5384 POPLAR AVE	MEMPHIS TN 38119-3609	CMU-3	CMU-1

Parcel ID	Property Address	Property Owner	Owner Address	City State Zip	CURRENT ZONING	PROPOSED REZONING
043060 00001C	3275 JACKSON AVE	HILL ALBERT	3012 CARNOUSTIE	MEMPHIS TN 38108	CMU-3	CMU-1
043060 00044	3251 JACKSON AVE	ALADE LIVING TRUST	3251 JACKSON AVE	MEMPHIS TN 38122-1014	CMU-3	CMU-1
043060 00045	3257 JACKSON	BRINKLEY HEIGHTS MINISTRIES	3257 ROSAMOND AVE	MEMPHIS TN 38122	CMU-3	CMU-1
043060 00046	3265 JACKSON AVE	ALADE LIVING TRUST	3251 JACKSON AVE	MEMPHIS TN 38122-1014	CMU-3	CMU-1
043060 00047	3269 JACKSON AVE	GARCIA JAIME & GUADALUPE	3269 JACKSON AVE	MEMPHIS TN 38122	CMU-3	CMU-1
043061 00002C	3243 JACKSON AVE	LINDER PROPERTIES (DBA)	6310 MASSEY WOODS CV	MEMPHIS TN 38120	CMU-3	CMU-1
043061 00019C	3231 JACKSON AVE	SUNRISE LLC	4300 W CYPRESS ST	TAMPA FL 33607-4157	CMU-3	CMU-1
044007 00007	3007 JOHNSON AVE	SETAGREW SISAY	5979 MAHER VALLEY CV	BARTLETT TN 38134-9271	CMU-3	CMU-1
047021 00004C	1353 PARK AVE	MEMPHIS DEVELOPMENT INC	100 BALD KNOB RD	NEW ALBANY IN 47150-8820	CMU-3	CMU-1
047021 00009	1377 AIRWAYS BLVD	SKEFOS HARRY J	3981 WALNUT GROVE RD	MEMPHIS TN 38111-	CMU-3	CMU-1
047021 00010	1383 AIRWAYS BLVD	PRICE WARREN	2836 LAMAR AVE	MEMPHIS TN 38114-5015	CMU-3	CMU-1
047021 00016	1427 AIRWAYS BLVD	STORNAWAY LLC	PO BOX 1195	SOUTHERN PINES NC 28388	CMU-3	CMU-1
047022 00004	1460 AIRWAYS BLVD	MCCREIGHT MALCOLM	3524 COUNTY GATE RD	MEMPHIS TN 38119-9209	CMU-3	CMU-1
047022 00005	0 AIRWAYS BLVD	VALDES JAMIE & MYRIAM A NUNEZ	4304 NEW CANADA RD	LAKELAND TN 38002-4190	CMU-3	CMU-1
047058 00005C	2597 LAMAR AVE	HENDON PAMELA	5594 SWEET GUM	MEMPHIS TN 38134	CMU-3	CMU-1
047059 00015	1667 HUGENOT ST	MASON PAMELA AND ZELA HAYSE AND MARVIN MIMS SR	1658 AIRWAYS BLVD	MEMPHIS TN 38114-3600	CMU-3	CMU-1
047061 00014	2471 DEADRICK AVE	HOUSE OF PRAYER FOR ALL PEOPLE (TRS)	2471 DEADRICK AVE	MEMPHIS TN 38114	CMU-3	CMU-1
047061 00038	1591 HAMILTON ST	MAGUIRE SUSAN	1591 HAMILTON ST	MEMPHIS TN 38114-3706	CMU-3	RU-1
047061 00039	0 HAMILTON ST	HERRERA HUGO AND CAMILA MEDINA AND HUGO A HERRERA MEDINA (RS)	3157 BRENMARDA LN	MEMPHIS TN 38116-1901	CMU-3	RU-1
047061 00091	2477 DEADRICK AVE	H2P2 LLC	PO BOX 38885	GERMANTOWN TN 38183-0885	CMU-3	CMU-1
047061 00092	2485 DEADRICK AVE	SMITH DELORES A AND ALICE M STANBACK	PO BOX 11541	MEMPHIS TN 38111	CMU-3	CMU-1
047061 00093	2481 DEADRICK AVE	STANBACK STANLEY R AND YOHANCE A STANBACK	7474 KINGSLAND DR	MEMPHIS TN 38125-2765	CMU-3	CMU-1
047063 00032	1616 HAMILTON ST	SHELBY COUNTY TAX SALE 17.01	PO BOX 2751	MEMPHIS TN 38101-2751	CMU-3	RU-1
047063 00033	1610 HAMILTON ST	MCNEIL WILLIE AND DEVECKIO MCNEIL	4810 GREENLAWN CV	MILLINGTON TN 38053-8156	CMU-3	RU-1
047071 00016	2628 FIZER RD	TATE CAREL A	2628 FIZER RD	MEMPHIS TN 38114-3811	CMU-3	RU-1
047071 00017	2624 FIZER RD	GWIN TYE	2183 FRISCO AVE	MEMPHIS TN 38114-4725	CMU-3	RU-1
050069 00007	2157 S 3RD ST	REED TONY	2138 CHELSEA AVE	MEMPHIS TN 38108-2204	CMU-3	CMU-1
050069 00008	2165 S 3RD ST	JOHNSON MARICO	1386 DURANGO CV	MEMPHIS TN 38109-4739	CMU-3	CMU-1
050069 00015C	2177 S 3RD ST	JOHNSON ARTHUR & MARGARET D	2177 S 3RD ST	MEMPHIS TN 38109-7727	CMU-3	CMU-1
050069 00016	2175 S 3RD ST	TOTTEN OTHEL & MARY L	925 MAXEY RD	MEMPHIS TN 38111-3013	CMU-3	CMU-1



Parcel ID	Property Address	Property Owner	Owner Address	City State Zip	CURRENT ZONING	PROPOSED REZONING
050074 00005	2195 S 3RD ST	HARRIS AND HARRIS INC	2195 S 3RD ST	MEMPHIS TN 38109-7709	CMU-3	CMU-1
050074 00006	2203 S 3RD ST	HARRIS AND HARRIS INC	2195 S 3RD ST	MEMPHIS TN 38109-7709	CMU-3	CMU-1
050074 00007C	2207 S 3RD ST	FOREMOST PARTNERS	216 S COOPER ST	MEMPHIS TN 38104-4213	CMU-3	CMU-1
050075 00005C	2231 S THIRD ST	SOUTH 3RD STREET 2231 CENTER LLC	P O BOX 1565	LAWRENCEVILLE GA 30046-1565	CMU-3	CMU-1
050075 00012C	2269 S THIRD ST	2265 SOUTH THIRD STREET LLC	2265 S THIRD ST	MEMPHIS TN 38109-2566	CMU-3	CMU-1
050075 00013	2277 S THIRD ST	DIRECT INSURANCE INC	1281 MUFRESBORO RD	NASHVILLE TN 37217	CMU-3	CMU-1
050075 00014C	2291 S 3RD ST	SHELBY COUNTY TAX SALE 17.01	PO BOX 2751	MEMPHIS TN 38101-2751	CMU-3	CMU-1
050086 00001	2230 S THIRD ST	FLETCHER DESHUN	2230 S THIRD ST	MEMPHIS TN 38109	CMU-3	CMU-1
050086 00002	0 E MALLORY AVE	AMANN LISA M LIVING TRUST	219 E MALLORY AVE	MEMPHIS TN 38109-2569	CMU-3	CMU-1
050086 00003	0 E MALLORY AVE	AMANN LISA M LIVING TRUST	219 E MALLORY AVE	MEMPHIS TN 38109-2569	CMU-3	CMU-1
050087 00001	2196 S THIRD ST	BERUK PROPERTIES INC	4646 POPLAR AVE	MEMPHIS TN 38117-4433	CMU-3	CMU-1
050087 00003	2210 S THIRD ST	FLETCHER DESHUN	2230 S THIRD ST	MEMPHIS TN 38109	CMU-3	CMU-1
050088 00012	2140 S THIRD ST	LFM INC	100 PEABODY PL	MEMPHIS TN 38103-3654	EMP	CMU-1
050088 00013	0 S THIRD ST	LFM INC	100 PEABODY PL	MEMPHIS TN 38103-3654	CMU-3	CMU-1
050088 00025	2178 S THIRD ST	LEATHERWOOD MATTIE	5267 SILVERSTONE CV	MEMPHIS TN 38125-4839	CMU-3	CMU-1
050124 00043C	0 MITCHELL RD	CCHS HOLDING NP INC	2595 CENTRAL AVE	MEMPHIS TN 38104-5905	CMU-3	CMU-1
050124 00045	3364 S HIGHWAY 61	CCHS HOLDING NP INC	2595 CENTRAL AVE	MEMPHIS TN 38104-5905	CMU-3	CMU-1
051019 00015C	413 DECATUR ST	BOWEN VIVIAN	10259 MORNING HILL DR	CORDOVA TN 38016-333	CMU-3	CMU-1
051019 00018	998 JW WILLIAMS LN	SOUTH CITY MEMPHIS	5100 POPLAR AVE STE 612	MEMPHIS TN 38137-0612	CMU-3	CMU-1
051019 00024	916 JW WILLIAMS LN	CENTER MEMPHIS PROPERTIES LLC	1910 MADISON AVE	MEMPHIS TN 38104-2620	CMU-3	CMU-1
051019 00025	0 W WILLIAMS LN	DIXON IRENE	1480 FLAMINGO RD	MEMPHIS TN 38117	CMU-3	CMU-1
051019 00026	0 W WILLIAMS LN	COLLINS CHAPEL CONNECTIONAL HOSPITAL INC	4466 ELVIS PRESLEY BLVD	MEMPHIS TN 38116-7100	CMU-3	CMU-1
051019 00027	412 AYERS ST	ALSOBROOK ALVIN	412 AYERS AVE	MEMPHIS TN 38105-3118	CMU-3	CMU-1
051019 00028	0 AYERS ST	ALSOBROOK ALVIN L AND JAMES ALSOBROOK AND JOANNE LEWIS AND OLLIE M ALSOBROOK	886 N BRINGHAM ST	MEMPHIS TN 38108	CMU-3	CMU-1
051019 00029C	424 AYERS ST	EWING SHANNON	424 AYERS ST	MEMPHIS TN 38105-3118	CMU-3	CMU-1
051019 00030	426 AYERS ST	EJIGU SEBLEWONGEL	5613 DEER VALLEY TRL	CANE RIDGE TN 37013-4260	CMU-3	CMU-1
051019 00033C	924 J W WILLIAMS LN	EC3S INC	3500 LENOX RD NE STE 1500	ATLANTA GA 30326-4231	CMU-3	CMU-1
052077 00002Z	0 TILLMAN ST	GARDEN APARTMENTS LTD	7474 RALEIGH LAGRANGE RD	CORDOVA TN 38018-6224	CMU-3	CMU-1
052077 00004C	0 JACKSON AVE	SHELBY COUNTY BOARD OF EDUCATION	160 S HOLLYWOOD ST	MEMPHIS TN 38112-4801	CMU-3	CMU-1
058056 00084	3881 PARK AVE	PARK CENTER BACELINE LLC	1391 SPEER BLVD	DENVER CO 80204-2555	CMU-3	MU
058056 00086	3905 PARK AVE	PARK CENTER BACELINE LLC	1391 SPEER BLVD	DENVER CO 80204-2555	CMU-3	MU (partial)

Parcel ID	Property Address	Property Owner	Owner Address	City State Zip	CURRENT ZONING	PROPOSED REZONING
058056 00094	3945 PARK AVE	MORWOOD MEMPHIS LLC	101 N TRYON	CHARLOTTE NC 28255	CMU-3	MU
058056 00095	3941 PARK AVE	PARK CENTER BACELINE LLC	1391 SPEER BLVD	DENVER CO 80204-2555	CMU-3	MU (partial)
058056 00099	3931 PARK ALY	PARK CENTER BACELINE LLC	1391 SPEER BLVD	DENVER CO 80204-2555	CMU-3	MU (partial)
058056 00100	3931 PARK AVE	PARK CENTER BACELINE LLC	1391 SPEER BLVD	DENVER CO 80204-2555	CMU-3	MU
059016 00099	2930 SHULTS RD	SHAH ANIL N AND M PATEL	2930 SHULTZ AVE	MEMPHIS TN 38114-5009	CMU-3	CMU-1
059016 00122	2883 FILMORE AVE	BUDGET MOTEL (D B A)	2883 FILMORE AVE	MEMPHIS TN 38114-5006	CMU-3	CMU-1
059016 00123	0 FILMORE	BUDGET MOTEL (DBA)	2883 FILMORE AVE	MEMPHIS TN 38114-5006	CMU-3	CMU-1
059017 00040	2831 KIMBALL AVE	ABU-SELL HISHAM	937 STONE HEDGE CV	COLLIERVILLE TN 38017	CMU-3	CMU-1
059021 00008	1613 SOUTHWALL ST	FORT MYERS MOTEL GROUP LLC	265 UNION AVE	MEMPHIS TN 38103-5208	CMU-3	CMU-1
059021 00009	1617 SOUTHWALL ST	MARSHALL AUDREY L	2872 MONTAGUE AVE	MEMPHIS TN 38114-5613	CMU-3	CMU-1
059021 00050	0 DUNN AVE	AKERS ARTHUR	369 S HIGHLAND ST APT 322	MEMPHIS TN 38111-1577	CMU-3	RU-3
059021 00052	2010 MEADOWLARK RUN	HEALTH EDUCATIONAL AND HOUSING FACILITY BOARD OF THE CITY OF MEMPHIS TENNESSEE	65 UNION AVE	MEMPHIS TN 38103	CMU-3	RU-3
060031 00031	2453 ELVIS PRESLEY BLVD	FALAQ INVESTMENT & DEVELOPMENT LLC	4581 GATE POINT ST	BARTLETT TN 38002-5329	CMU-3	CMU-1
060032 00061C	2454 ELVIS PRESLEY BLVD	MAPCO PETROLEUM INC	1900 DALROCK RD	ROWLETT TX 75088-5526	CMU-3	CMU-1
060168 00001	2468 ELVIS PRESLEY BLVD	NEW DEVELOPMENT LLC	4646 POPLAR AVE	MEMPHIS TN 38117-4433	CMU-3	CMU-1
060168 00002	1325 ALCY RD	GLOBAL CHILDREN SERVICES INC	2345 ELVIS PRESLEY BLVD	MEMPHIS TN 38106	CMU-3	CMU-1
060168 00003C	0 CARLTON	SOUTH CENTRAL CONFRNCE ASSOC OF 7TH DAY AD	PO BOX 2058	MEMPHIS TN 38101	CMU-3	CMU-1
060168 00006	2500 ELVIS PRESLEY BLVD	SCHWARTZ S J FAMILY TRUST	PO BOX 770270	MEMPHIS TN 38177-270	CMU-3	CMU-1
060168 00008	2476 ELVIS PRESLEY BLVD	NEW DEVELOPMENT LLC	4646 POPLAR AVE	MEMPHIS TN 38117-4433	CMU-3	CMU-1
060168 00009	2482 ELVIS PRESLEY BLVD	TAYLOR CALVIN	7234 WOODSHIRE RD	MEMPHIS TN 38125-2749	CMU-3	CMU-1
060169 00014	1277 ALCY RD	REALTY INCOME PROPERTIES 30 LLC	11995 EL CAMINO REAL	SAN DIEGO CA 92130-2539	CMU-3	CMU-1
060169 00015C	2469 ELVIS PRESLEY BLVD	REALTY INCOME PROPERTIES 30 LLC	11995 EL CAMINO REAL	SAN DIEGO CA 92130-2539	CMU-3	CMU-1
060169 00018	2491 ELVIS PRESLEY BLVD	TAYLOR ROSE L	4945 FARMWOOD DR	MEMPHIS TN 38116-7911	CMU-3	CMU-1
060169 00019	1278 CARLTON RD	JONES ROSETTA	PO BOX 11664	MEMPHIS TN 38111-664	CMU-3	CMU-1
061001 00001	1282 AIRWAYS BLVD	MITCHELL LORING M	3732 SOUTHRIDGE AVE	MEMPHIS TN 38128-5244	CMU-3	CMU-1
061001 00028	1300 AIRWAYS BLVD	ROGERS BESSIE M	347 E TRIGG AVE	MEMPHIS TN 38106-4215	CMU-3	CMU-1
061001 00029	1296 AIRWAYS BLVD	BRAXTON LEONARD E JR	6315 THISTLEBROOK DR	MEMPHIS TN 38115-6412	CMU-3	CMU-1
061001 00030	1292 AIRWAYS BLVD	BLACK KIM (1/2) AND LORENZO WELCH (1/2)	797 E MCLEMORE AVE	MEMPHIS TN 38106	CMU-3	CMU-1
061002 00001	1308 AIRWAYS BLVD	GASTON TIMOTHY	PO BOX 750501	MEMPHIS TN 38175	CMU-3	CMU-1
061002 00035	1324 AIRWAYS BLVD	COOPER GREGORY E & MARION HARRIS-COOPER	1210 POPPEN DR	MEMPHIS TN 38111	CMU-3	CMU-1
061002 00036	0 AIRWAYS BLVD	TLC PROPERTIES INC	1600 CENTURY CENTER	BARTLETT TN 38134-6100	CMU-3	CMU-1

Parcel ID	Property Address	Property Owner	Owner Address	City State Zip	CURRENT ZONING	PROPOSED REZONING
061002 00037	1314 AIRWAYS BLVD	COOPER GREGORY E & MARION HARRIS-COOPER	1210 POPPEN DR	MEMPHIS TN 38111	CMU-3	CMU-1
061002 00038	1312 AIRWAYS	GASTON TIMOTHY	PO BOX 750501	MEMPHIS TN 38175	CMU-3	CMU-1
061003 00001	0 AIRWAYS	MCKINNEY OTIS	2882 SEMMES ST	MEMPHIS TN 38114-5622	CMU-3	CMU-1
061003 00029	0 AIRWAYS BLVD	GIPSON LOVELACE P AND AMANDA T GIPSON TRUST	1040 TWINKLETOWN RD	MEMPHIS TN 38116-3104	CMU-3	CMU-1
061003 00030	1340 AIRWAYS	WILSON L D	27888 ADOBE CT	HAYWARD CA 94542	CMU-3	CMU-1
061003 00031	1336 AIRWAYS	HARRIS JAMES AND EMOGENE H TERRY AND JOHN R HARRIS AND LEO HARRIS	2157 RAYNER ST	MEMPHIS TN 38106	CMU-3	CMU-1
061004 00001C	2335 PARK AVE	PARK FOOD & FUEL INC	2335 PARK AVE	MEMPHIS TN 38114-6639	CMU-3	CMU-1
061004 00035C	1450 S TREZEVANT ST	AUGUST HART MANAGEMENT GROUP LLC	PO BOX 1331	SOQUEL CA 95073-1331	CMU-3	CMU-1
061004 00037C	SUPREME AVE	AUGUST HART MANAGEMENT GROUP LLC	PO BOX 1331	SOQUEL CA 95073-1331	CMU-3	CMU-1
061004 00047	1428 AIRWAYS BLVD	COLE DONOVAN	2336 BOYLE AVE	MEMPHIS TN 38114-4104	CMU-3	CMU-1
061004 00048	1420 E AIRWAYS BLVD	BLOUNT JOHN G	1420 AIRWAYS BLVD	MEMPHIS TN 38114-6653	CMU-3	CMU-1
061004 00049	1416 AIRWAYS BLVD	BLOUNT JOHN G	1420 AIRWAYS BLVD	MEMPHIS TN 38114-6653	CMU-3	CMU-1
061004 00058	1404 AIRWAYS BLVD	PRICE WARREN	2836 LAMAR	MEMPHIS TN 38114	CMU-3	CMU-1
061004 00059	1398 AIRWAYS BLVD	SOUTH MEMPHIS FENCE CO INC (DBA)	2836 LAMAR AVE	MEMPHIS TN 38114	CMU-3	CMU-1
061004 00060	1390 AIRWAYS BLVD	PRICE WARREN	2836 LAMAR	MEMPHIS TN 38114	CMU-3	CMU-1
061004 00061	1388 AIRWAYS BLVD	GATHRIGHT DELOIS J	1388 AIRWAYS	MEMPHIS TN 38114	CMU-3	CMU-1
061004 00071	1380 AIRWAYS BLVD	SIMKIN ANNIE AND ABE SIMKIN AND MILTON SIMKIN	420 S YATES RD	MEMPHIS TN 38120-2432	CMU-3	CMU-1
061004 00072	1374 AIRWAYS BLVD	DAVIS FRED L & ELLA J	1374 AIRWAYS BLVD	MEMPHIS TN 38114-6601	CMU-3	CMU-1
061004 00077	1458 AIRWAYS ST	A AND J ASSETS LLC	75 COLUMBIA AVE	CEDARHURST NY 11516-2011	CMU-3	CMU-1
072024 00012C	2070 WHITNEY AVE	COOPER TALLEY HOLDINGS LLC	2070 WHITNEY AVE	MEMPHIS TN 38127-9014	CMU-3	CMU-1
075116 00001	4184 MCCAIN	M & N PROPERTY INC	3233 RIDGEWAY RD	MEMPHIS TN 38115-3426	CMU-3	CMU-1
075116 00003Z	0 RAINES	RFS-WALGREENS I L P	ONE POST OFFICE SQUARE	BOSTON MA 2109	CMU-3	CMU-1
075116 00011	4155 S HIGHWAY 61	NETWORKS USA XXIII INC	PO BOX 1159	DEERFIELD IL 60015	CMU-3	CMU-1
075116 00012	0 S HIGHWAY 61	RFS-RAINES RD LP	ONE POST OFFICE SQUARE	BOSTON MA 2109	CMU-3	CMU-1
075116 00013C	4233 S HIGHWAY 61	WEST KRISTIN L	111 TENNEY ST	KEWANEE IL 61443	CMU-3	CMU-1
075147 00012	4425 HIGHWAY 61	CALL WILSON E	PO BOX 2071	SOUTHAVEN MS 38671	CMU-3	CMU-1
075147 00014	4471 HIGHWAY 61	FAYEZ 3RD INC	4315 3RD ST	MEMPHIS TN 38109-5222	CMU-3	CMU-1
075147 00029C	4465 S US HIGHWAY 61	WESTWOOD COMMONS LLC	P.O. BOX 1509	COLLIERVILLE TN 38027	CMU-3	CMU-1
075150 00074	4506 FORD RD	BRAXTON ISAAC W & GRACE H	4506 S 3RD ST	MEMPHIS TN 38109-5218	CMU-3	CMU-1
075150 00075	0 HWY 61	BRAXTON ISAAC W & GRACE H	4506 S 3RD ST	MEMPHIS TN 38109-5218	CMU-3	CMU-1
075150 00076	4484 S THIRD ST	MAHOMOUD HUSAM	5201 BROOK HOLLOW PKWY	NORCROSS GA 30071-3640	CMU-3	CMU-1

Parcel ID	Property Address	Property Owner	Owner Address	City State Zip	CURRENT ZONING	PROPOSED REZONING
075150 00077	4474 S HIGHWAY 61	MAHOMOUD HUSAM	5201 BROOK HOLLOW PKWY	NORCROSS GA 30071-3640	CMU-3	CMU-1
075150 00078	4460 HWY 61	RICHARDS LUCILLE AND KATHY L RICHARDS AND STAYCE L RICHARDS (RS)	1274 HICKORY RIDGE DR	MEMPHIS TN 38116-8905	CMU-3	CMU-1
075150 00079C	4444 S HIGHWAY 61	WHITE RAYFORD AND VERA D LEWIS	4311 WHISPER TRAIL DR	OLIVE BRANCH MS 38654	CMU-3	CMU-1
075150 00081	4432 S HIGHWAY 61	GLOBAL MIDSOUTH CORP	4432 S 3RD ST	MEMPHIS TN 38109-5218	CMU-3	CMU-1
075150 00082	4412 S THIRD ST	MASJID AL-MU-MINUN	4424 S 3RD ST	MEMPHIS TN 38109	CMU-3	CMU-1
075150 00083	4412 S THIRD ST	MASJID AL-MU-MINUN	4424 S THIRD ST	MEMPHIS TN 38109	CMU-3	CMU-1
075150 00084	4412 S 3RD ST	MASJID AL-MU-MINUN	4424 S THIRD ST	MEMPHIS TN 38109	CMU-3	CMU-1
075150 00085	4445 HARBIN PL	GLOVER DOLORES ANN	455 BLANCHE RD	MEMPHIS TN 38109-5305	CMU-3	CMU-1
075156 00082	4491 S THIRD ST	MOUNT VERNON BAPTIST CHURCH- WESTWOOD INC	620 PARKROSE RD	MEMPHIS TN 38109-5229	CMU-3	CMU-1
075171 00109	4998 HWY 61	CAMPBELL CHARLES W & DOROTHY A	1877 MADISON AVE	MEMPHIS TN 38104-7609	CMU-3	CMU-1
075171 00134	4994 HIGHWAY 61	CAMPBELL CHARLES W & DOROTHY A	1877 MADISON AVE	MEMPHIS TN 38104-7609	CMU-3	CMU-1
076001 00067	0 FAIRWAY	CITY OF MEMPHIS	125 N MAIN ST	MEMPHIS TN 38103-2026	CMU-3	CMU-1
076001 00068	0 FAIRWAY	CITY OF MEMPHIS	125 N MAIN ST	MEMPHIS TN 38103-2026	CMU-3	CMU-1
076001 00069	0 FAIRWAY	CITY OF MEMPHIS	125 N MAIN ST	MEMPHIS TN 38103-2026	CMU-3	CMU-1
076001 00070	0 FAIRWAY	CITY OF MEMPHIS	125 N MAIN ST	MEMPHIS TN 38103-2026	CMU-3	CMU-1
076001 00071	0 FAIRWAY	CITY OF MEMPHIS	125 N MAIN ST	MEMPHIS TN 38103-2026	CMU-3	CMU-1
076001 00072	0 FAIRWAY	CITY OF MEMPHIS	125 N MAIN ST	MEMPHIS TN 38103-2026	CMU-3	CMU-1
076001 00073	0 FAIRWAY	CITY OF MEMPHIS	125 N MAIN ST	MEMPHIS TN 38103-2026	CMU-3	CMU-1
076001 00074	0 FAIRWAY	CITY OF MEMPHIS	125 N MAIN ST	MEMPHIS TN 38103-2026	CMU-3	CMU-1
076001 00075	0 FAIRWAY	ZAREPATH CHRISTIAN CHURCH	84 E FAIRWAY AVE	MEMPHIS TN 38109-3802	CMU-3	CMU-1
076001 00076	84 E FAIRWAY AVE	ZAREPATH CHRISTIAN CHURCH	84 E FAIRWAY AVE	MEMPHIS TN 38109-3802	CMU-3	CMU-1
076001 00078C	54 E FAIRWAY AVE	MCCOY DEBBIE M	70 E FAIRWAY AVE	MEMPHIS TN 38109-3802	CMU-3	CMU-1
076001 00081	3694 HIGHWAY 61 SOUTH	FAST TRAX ACQUISITION LLC	756 E BROOKHAVEN CIR	MEMPHIS TN 38117-4502	CMU-3	CMU-1
076001 00090	0 FAIRWAY AVE	ZAREPATH CHRISTIAN CHURCH	84 E FAIRWAY AVE	MEMPHIS TN 38109-3802	CMU-3	CMU-1
076034 00001	3720 HIGHWAY 61 SOUTH	SCHNEIDER ROBERT	1660 N PARKWAY	MEMPHIS TN 38112-4939	CMU-3	CMU-1
076034 00057	3728 HIGHWAY 61	FRIS CHKN LLC	980 HAMMOND DR NE	ATLANTA GA 30328	CMU-3	CMU-1
076034 00058	0 HWY 61	CLARK ZANDRA AND BYRON CLARK AND ERIC CLARK	4222 DEERLAND ST	MEMPHIS TN 38109-5064	CMU-3	CMU-1
076034 E00001	3721 NEHEMIAH WAY	DURAND BERNADINE	3721 NEHEMIAH WAY	MEMPHIS TN 38109	CMU-3	CMU-1
076034 E00002	3729 NEHEMIAH WAY	KELLEY CHARLES & DIANN	2044 OAKVALLEY RD	MEMPHIS TN 38116-8138	CMU-3	CMU-1
076034 E00003	3735 NEHEMIAH WAY	LOCKHART VERLEEN	3735 NEHEMIAH WAY	MEMPHIS TN 38109-3816	CMU-3	CMU-1
076034 E00005	3742 NEHEMIAH WAY	PITTMAN DICIE M	3742 NEHEMIAH WAY	MEMPHIS TN 38109-3805	CMU-3	CMU-1
076034 E00006	3736 NEHEMIAH WAY	REED HOLDINGS LLC	PO BOX 751164	MEMPHIS TN 38175-1164	CMU-3	CMU-1

Parcel ID	Property Address	Property Owner	Owner Address	City State Zip	CURRENT ZONING	PROPOSED REZONING
076034 E00007	3730 NEHEMIAH WAY	SPRINGFIELD-OWENS VENIECE	3730 NEHEIAH WAY	MEMPHIS TN 38109	CMU-3	CMU-1
076034 E00082	0 FAIRWAY AVE	NEHEMIAH COM DEV CORP	7960 WOLF RIVER BLVD	GERMANTOWN TN 38138	CMU-3	CMU-1
076034 E00083	0 FAIRWAY AVE	NEHEMIAH COM DEV CORP	7960 WOLF RIVER BLVD	GERMANTOWN TN 38138-1745	CMU-3	CMU-1
076034 E00084	0 FAIRWAY AVE	NEHEMIAH COM DEV CORP	7960 WOLF RIVER BLVE	GERMANTOWN TN 38138	CMU-3	CMU-1
076034 E00088	0 FAIRWAY AVE	NEHEMIAH COM DEV CORP	7960 WOLF RIVER BLVD	GERMANTOWN TN 38138-1745	CMU-3	CMU-1
076034 E00090	0 NEHEMIAH WAY	NEHEMIAH COM DEV CORP	7960 WOLF RIVER BLVD	GERMANTOWN TN 38138-1745	CMU-3	CMU-1
077027 00012	0 S HIGHWAY 51	M R P PROPERTIES LLC	8851 BAKER RD	LAKE CORMORANT MS 38641	CMU-3	CMU-2
077027 00013	3993 S ELVIS PRESLEY BLVD	M R P PROPERTIES LLC	8851 BAKER RD	LAKE CORMORANT MS 38641	CMU-3	CMU-2
077027 00015	4049 S HIGHWAY 51	UNION PLANTERS NATL BK TR	PO BOX 3661	MEMPHIS TN 38173	CMU-3	CMU-2
077027 00016	0 ELVIS PRESLEY BLVD	U P NATL BK OF MEMPHIS TR	PO BOX 810490	DALLAS TX 75381-490	CMU-3	CMU-2
077027 00017	4121 S HIGHWAY 51	UNION REALTY COMPANY GP	PO BOX 3661	MEMPHIS TN 38173	CMU-3	CMU-2
077027 00018C	4135 ELVIS PRESLEY BLVD	UNION REALTY COMPANY GP	PO BOX 3661	MEMPHIS TN 38173	CMU-3	CMU-2
077027 00020	1138 E RAINES RD	U P NATL BK OF MEMPHIS TR	PO BOX 810490	DALLAS TX 75381-490	CMU-3	CMU-2
077027 00058	4029 S HIGHWAY 51	MRP PROPERTIES LLC	8851 BAKER RD	LAKE CORMORANT MS 38641	CMU-3	CMU-2
077027 00059	3995 ELVIS PRESLEY BLVD	M R P PROPERTIES LLC	8851 BAKER RD	LAKE CORMORANT MS 38641	CMU-3	CMU-2
077043 00029	4211 HIGHWAY 51 SOUTH	AQUALITY 51 INC	1859 OVERTON PARK AVE	MEMPHIS TN 38112	CMU-3	CMU-1
077043 00030	4221 HWY 51 S	TUNG CLINTON Y AND EMMELLIN Y TUNG (RS)	738 KUMUKAHI PL	HONOLULU HI 96825-1103	CMU-3	CMU-1
077043 00031	4229 HWY 51 S	KELLY ERNEST C JR (TR) AND CHRISTIAN METHODIST EPISCOPAL CHURCH GENERAL DEPARTMENT OF PUBLICATION	1750 FORREST AVE	MEMPHIS TN 38112	CMU-3	CMU-1
077043 00032C	4237 ELVIS PRESLEY BLVD	CHRISTIAN METHODIST EPISCOPAL CHURCH GENERAL DEPARTMENT OF PUBLICATION	4466 ELVIS PRESLEY BLVD	MEMPHIS TN 38116	CMU-3	CMU-1
077044 00012	1127 E RAINES RD	PINKERTON JAMES M	1127 E RAINES RD	MEMPHIS TN 38116-6389	CMU-3	CMU-2
077044 00013	1137 RAINES RD	TENNESSEE CVS PHARMACY LLC	1 CVS DR	WOONSOCKET RI 2895-6146	CMU-3	CMU-2
077044 00014	4155 ELVIS PRESLEY BLVD	BAILEY PAGE H (1/6) AND LEIGH P BAILEY (1/6) AND SUSANNE MB PICHE'(2/3)	1 CVS DR	WOONSOCKET RI 2895-6146	CMU-3	CMU-2
077044 00015	4173 HWY 51 S	TENNESSEE CVS PHARAMCY LLC	1 CVS DR	WOONSOCKET RI 2895-6146	CMU-3	CMU-2

Parcel ID	Property Address	Property Owner	Owner Address	City State Zip	CURRENT ZONING	PROPOSED REZONING
077044 00016	4177 HIGHWAY 51 SOUTH	HAYNES-SANFORD HOLDINGS	4173 ELVIS PRESLEY BLVD	MEMPHIS TN 38116	CMU-3	CMU-2
077044 00018	4191 S HWY 51	HOSHMAN-RAD BIJAN & MINA	805 REBEL RD	COLLIERVILLE TN 38017	CMU-3	CMU-2
077044 00019	1136 MARLIN RD	STRAWN BILLY W & NORMA B	4177 ELVIS PRESLEY BLVD	MEMPHIS TN 38116-5810	CMU-3	CMU-2
077044 00032	4181 ELVIS PRESLEY BLVD	HAYNES-SANFORD HOLDINGS	4173 ELVIS PRESLEY BLVD	MEMPHIS TN 38116	CMU-3	CMU-2
077044 00033	4185 ELVIS PRESLEY BLVD	STRAWN BILLY W & NORMA L	4177 ELVIS PRESLEY BLVD	MEMPHIS TN 38116-5810	CMU-3	CMU-2
077044 00034	4187 ELVIS PRESLEY BLVD	STRAWN BILLY W	4177 ELVIS PRESLEY	MEMPHIS TN 38116	CMU-3	CMU-2
077045 00025	4255 HWY 51 S	NATIONAL CITIES I LP	2641 UNION AVE EXT	MEMPHIS TN 38112-4401	CMU-3	CMU-1
077045 00026C	4259 HWY 51 S	NATIONAL CITIES I LP	2641 UNION AVE EXT	MEMPHIS TN 38112-4401	CMU-3	CMU-1
077045 00028	4277 ELVIS PRESLEY BLVD	NATIONAL CITIES CORP	2641 UNION AVE EXT	MEMPHIS TN 38112-4401	CMU-3	CMU-1
077045 00029C	4299 ELVIS PRESLEY BLVD	PRESLEY OFFICE SUITES INC	4533 SUMMER AVE	MEMPHIS TN 38122-4135	CMU-3	CMU-1
077045 00059	4271 ELVIS PRESLEY BLVD	NATIONAL CITIES CORP	2641 UNION AVE EXT	MEMPHIS TN 38112-4401	CMU-3	CMU-1
077046 00025C	1101 CHAMBLISS RD	CROSS OF CALVARY LUTHERAN CHURCH	4327 ELVIS PRESLEY BLVD	MEMPHIS TN 38116	CMU-3	CMU-1
077046 00030	4349 HIGHWAY 51 SOUTH	PIRTLE CORDELL I	1687 SHELBY OAKS DR N	MEMPHIS TN 38134	CMU-3	CMU-1
077046 00058	4355 ELVIS PRESLEY BLVD	NGUYEN ANH AND VI K HUYNH	4355 ELVIS PRESLEY BLVD	MEMPHIS TN 38116	CMU-3	CMU-1
077046 00059	4359 ELVIS PRESLEY BLVD	BLAKE DWIGHT AND YVONNE B CLARK	2 N 2ND ST	MEMPHIS TN 38103-2602	CMU-3	CMU-1
077046 00060	1136 MOSBY RD	MEMPHIS INVESTMENT RENTAL PROPERTIES LLC	4701 SUMMER AVE	MEMPHIS TN 38122-4729	CMU-3	CMU-1
078101 00002	4134 S HIGHWAY 51	BBI ASSOCIATES LTD	250 RIVERCHASE PKWY E	BIRMINGHAM AL 35244	CMU-3	MU
078101 00004C	4096 ELVIS PRESLEY BLVD	MCDONALDS CORPORATION	5645 MURRAY AVE	MEMPHIS TN 38119-3831	CMU-3	MU
078101 00011	4088 ELVIS PRESLEY BLVD	FINARD MEMPHIS REALTY LIMITED PARTNERSHP	3460 PLAZA AVE	MEMPHIS TN 38111-4614	CMU-3	MU/RU-3
078101 00012	4056 ELVIS PRESLEY BLVD	ALDI INC	PO BOX 460049	HOUSTON TX 77056-8049	CMU-3	MU
079001 00005	4185 PACE RD	ARC RNSMPTN001 LLC	300 SANTANA ROW	SAN JOSE CA 95128-2424	CMU-3	CMU-2
079001 00013	4154 ELVIS PRESLEY BLVD	M & M RAINES L.P.	PO BOX 1159	DEERFIELD IL 60015	CMU-3	CMU-2
079001 00014	RD RD	WHITEHAVEN STORES INC	9128 PIGEON ROOST RD	OLIVE BRANCH MS 38654-1697	CMU-3	CMU-2
079001 00015C	4180 ELVIS PRESLEY BLVD	MOSBY LACEY & SONS INC	1005 RICH ROAD	SOMERVILLE TN 38068	CMU-3	CMU-2
079001 00016	1209 E RAINES RD	UNION PLANTERS NATIONAL BANK	P O BOX 2198	MEMPHIS TN 38101-2198	CMU-3	CMU-2
079001 00017	0 PACE ST	UNION PLANTERS NATIONAL BANK	P O BOX 2198	MEMPHIS TN 38101-2198	CMU-3	CMU-2
079003 00019	4350 S HIGHWAY 51	BUCK JOSEPHINE L (LE REM) AND SALMON FAMILY TRUST	101 N TRYON ST	CHARLOTTE NC 28255	CMU-3	CMU-1
079003 00022	4290 S HIGHWAY 51	800 FOOD MEMPHIS LLC	45 OTTOWA AVE SW ATE 600	GRAND RAPIDS MI 49503-4011	CMU-3	CMU-1
079003 00023	4286 S HIGHWAY 51	COOK OUT ELVIS INC	P.O. BOX 698	THOMASVILLE NC 27361-0698	CMU-3	CMU-1
079003 00024	4287 PACE RD	BROADSTONE KKD PORTFOLIO LLC	370 KNOLLWOOD ST	WINSTON SALEM NC 27103-1835	CMU-3	CMU-1



Parcel ID	Property Address	Property Owner	Owner Address	City State Zip	CURRENT ZONING	PROPOSED REZONING
079003 00025	4244 ELVIS PRESLEY BLVD	BROADSTONE KKD PORTFOLIO LLC	370 KNOLLWOOD ST	WINSTON SALEM NC 27103-1835	CMU-3	CMU-1
079003 00030C	4330 ELVIS PRESLEY BLVD	TACO BELL OF AMERICA LLC	1 GLEN BELL WAY	IRVINE CA 92618-3344	CMU-3	CMU-1
079003 00031	4340 ELVIS PRESLEY BLVD	HOOK FISH AND CHICKEN INC	4340 ELVIS PRESLEY BLVD	MEMPHIS TN 38116-6406	CMU-3	CMU-1
079003 00032	4320 ELVIS PRESLEY BLVD	GALLONE ALFREDO REVOCABLE LIVING TRUST	6620 MIRAMAR RD	SAN DIEGO CA 92121-2580	CMU-3	CMU-1
079003 00037	4212 S HIGHWAY 51	PAE TOM	10121 SHREWSBURY RUN W	COLLIERVILLE TN 38017-8323	CMU-3	CMU-1
079003 00038	1205 MARLIN RD	NINE EIGHTY ONE HIGH HOUSE LLC	506 BRADLEY CREEK POINT RD	WILMINGTON NC 28403-5708	CMU-3	CMU-1
079003 00039	PACE RD	PAE TOM	10121 W SHREWSBURY RUN	COLLIERVILLE TN 38017-8323	CMU-3	CMU-1
079003 00040	4230 ELVIS PRESLEY BLVD	PAE TOM	10121 W SHREWSBURY RUN	COLLIERVILLE TN 38017-8323	CMU-3	CMU-1
079003 00043C	4266 ELVIS PRESLEY BLVD	BURGER KING CORP	PO BOX 460189	HOUSTON TX 77056-8189	CMU-3	CMU-1
082013 00011C	0 FIELDS RD	JONES LUCY C	44 N 2ND ST	MEMPHIS TN 38103-2263	IH	R-6
082013 00024	0 FIELDS RD	ILLINOIS CENTRAL RAILROAD CO	135 E 11 PL	CHICAGO IL 60605	IH	R-6
082013 00025	1281 FIELDS RD	ILLINOIS CENTRAL RAILROAD CO	135 E 11 ST	CHICAGO IL 60605	IH	R-6
082013 00027	1271 FIELDS RD	CAIN LEROY JR	1275 FIELDS RD	MEMPHIS TN 38109	IH	R-6
082013 00028	0	ILLINOIS CENTRAL RAILROAD CO	135 E 111TH ST	CHICAGO IL 60628-4345	IH	R-6
082013 00029	0 FIELDS RD	CALDWELL ROBERT & MATILDA	PO BOX 9236	MEMPHIS TN 38190	IH	R-6
082013 00030	0 FIELDS RD	FLEMING RANDIE AND VERNICE FLEMING AND FITAGERALD SIMMONS AND	8744 WOODMILLS CV W	CORDOVA TN 38016	IH	R-6
082013 00031	1257 FIELDS RD	ILLINOIS CENTRAL RAILROAD CO	135 E 11 ST	CHICAGO IL 60605	IH	R-6
082013 00033	0	ILLINOIS CENTRAL RAILROAD CO	135 E 11 ST	CHICAGO IL 60605	IH	R-6
082013 00034	0	ILLINOIS CENTRAL RAILROAD CO	135 E 11 ST	CHICAGO IL 60605	IH	R-6
082013 00036	0 E RAINES RD	EDDIE TORIAN	7407 PEPPERMILL LN	MEMPHIS TN 38125-3589	IH	R-6
082013 00037	0 E RAINES RD	EDDIE TORIAN	7407 PEPPERMILL LN	MEMPHIS TN 38125-3589	IH	R-6
082013 00038	0 RAINES RD	CITY OF MEMPHIS	125 N MAIN ST	MEMPHIS TN 38103-2026	IH	R-6
082013 00041	0 RAINES RD	CITY OF MEMPHIS	125 N MAIN ST	MEMPHIS TN 38103-2026	IH	R-6
082013 00073	0 RAINES RD	SOUTHWEST DEVELOPMENT GROUP LLC	1311 BRIGHTWATER AVE APT 18E	BROOKLYN NY 11235-5924	IH	R-6
082013 00074	0 RAINES RD	SOUTHWEST DEVELOPMENT GROUP LLC	1311 BRIGHTWATER AVE APT 18E	BROOKLYN NY 11235-5924	IH	R-6
082013 00075	0 RAINES RD	SOUTHWEST DEVELOPMENT GROUP LLC	1311 BRIGHTWATER AVE APT 18E	BROOKLYN NY 11235-5924	IH	R-6
082013 00076	0 FIELDS RD	ISBY TANIA R	7255 AUTUMN FORREST DR	MEMPHIS TN 38125-4537	IH	R-6

Parcel ID	Property Address	Property Owner	Owner Address	City State Zip	CURRENT ZONING	PROPOSED REZONING
082013 00091	0	SOUTHWEST DEVELOPMENT GROUP LLC	1311 BRIGHTWATER AVE APT 18E	BROOKLYN NY 11235-5924	IH	R-6
082013 00093	RAINES RD	SOUTHWEST DEVELOPMENT GROUP LLC	1311 BRIGHTWATER AVE APT 18E	BROOKLYN NY 11235-5924	IH	R-6
082013 00094	1552 W RAINES RD	ICJ REALTY LLC	1311 BRIGHTWATER AVE APT 18E	BROOKLYN NY 11235-5924	IH	R-6
082014 00012C	1553 W RAINES RD	IUOE LOCAL NO 369	878 WILLOW TREE CIR	CORDOVA TN 38018-6376	IH	R-6
082014 00015	1463 W RAINES RD	ODELL SIDNEY R	1463 W RAINES RD	MEMPHIS TN 38109-4019	IH	R-6
082014 00016	0 RAINES	HARRISON W B JR	8184 E DEL CAVERNA DR	SCOTTSDALE AZ 85258-2362	IH	R-6
082014 00017	0 OPPORTUNITY	WILLIAMS GENERAL	PO BOX 161	MEMPHIS TN 38101	CA	R-6
082014 00018	4254 OPPORTUNITY RD	MORGAN FRANK E & ISABELL I	PO BOX 129	MOLINO FL 32577	IH	R-6
082014 00019	0 OPPORTUNITY	CITY OF MEMPHIS	179 MADISON AVE	MEMPHIS TN 38103-2709	IH	R-6
082014 00020	4266 OPPORTUNITY RD	HOWARD OTIS JR	4266 OPPORTUNITY RD	MEMPHIS TN 38109-4704	CA	R-6
082014 00021	0 OPPORTUNITY	MORGAN FRANK E & ISABELL I	PO BOX 129	MOLINO FL 32577	IH	R-6
082014 00022	4380 OPORTUNITY RD	STEPHENS CORNELIUS & V	4566 ROSS RD	MEMPHIS TN 38141	IH	R-6
082014 00024	0	CITY OF MEMPHIS	125 N MAIN ST	MEMPHIS TN 38103-2026	IH	R-6
082014 00025	0	CITY OF MEMPHIS	125 N MAIN ST	MEMPHIS TN 38103-2026	IH	R-6
082014 00026	0 W SHELBY DR	MEMPHIS CITY OF	125 N MAIN ST	MEMPHIS TN 38103-2026	IH	R-6
082014 00047	0 W SHELBY DR	MEMPHIS CITY OF	125 N MAIN ST	MEMPHIS TN 38103	IH	R-6
082014 00048	0 W SHELBY DR	NORTH MS ROCK HAULERS LLC	1856 TULANE RD	NESBIT MS 38651-8885	IH	R-6
082016 00001	1421 W RAINES RD	DCM INVESTMENT FUND III LLC	113 W G ST	SAN DIEGO CA 92101-6096	IH	R-6
082016 00002	1407 W RAINES RD	DCM INVESTMENT FUND III LLC	113 W G ST	SAN DIEGO CA 92101-6096	IH	R-6
082016 00003	1401 W RAINES RD	DCM INVESTMENT FUND III LLC	113 W G ST	SAN DIEGO CA 92101-6096	IH	R-6
082017 00078	0 WEAVER RD	CITY OF MEMPHIS	125 N MAIN ST	MEMPHIS TN 38103-2026	IH	R-6
082017 00079	3967 WEAVER RD	W C PARTNERS	17 S ROSE RD	MEMPHIS TN 38117-2901	IH	R-6
082044 00010	0 HWY 61 S	WALKER ADRIAN	520 GILLEAS RD	MEMPHIS TN 38109-3104	CMU-3	CMU-1
082044 00011	5035 HWY 61	WILLIAMS MARCO AND MARCUS CATHEY	1241 DUNNAVANT ST	MEMPHIS TN 38106-3744	CMU-3	CMU-1
082044 00012	5077 HIGHWAY 61 S	GUTIERREZ LUIS D & MARLENE MUNOZ	5077 S THIRD ST	MEMPHIS TN 38109	CMU-3	CMU-1
082045 00001	5002 HWY 61	PREWETT SERVICES LLC	5002 S 3RD ST	MEMPHIS TN 38109-6232	CMU-3	CMU-1
082045 00002	5032 HWY 61	PREWETT SERVICES LLC	5002 S 3RD ST	MEMPHIS TN 38109-6232	CMU-3	CMU-1
082045 00046	5074 S THIRD ST	SWANEY RANDALL P AND TLC PROPERTIES INC	5321 CORPORATE BLVD	BATON ROUGE LA 70808-2506	CMU-3	CMU-1
082062 00162	0	JONES LUCY C	44 N 2ND ST	MEMPHIS TN 38103-2263	IH	R-6
082062 00164C	1678 W DODD RD	SMITH HEZEKIAH & ANNIE L	1678 W DODD RD	MEMPHIS TN 38109-6076	IH	R-6
082062 00170	0 W DODD RD	RICHARDS-SMITH WILLIE M AND JOHN SMITH HEZEKIAH SMITH AND THERESA SMITH AND	657 E 100TH RD	CHICAGO IL 60628	IH	R-6



Parcel ID	Property Address	Property Owner	Owner Address	City State Zip	CURRENT ZONING	PROPOSED REZONING
082072 00001	0 SHELBY DR	ECONOMIC DEV GROWTH ENGINE IND DEV BD OF THE CITY OF MPHS & SHELBY COUNTY TN	100 PEABODY PL	MEMPHIS TN 38103-3652	IH	R-6
082073 00001	0 SHELBY DR	ECONOMIC DEV GROWTH ENGINE IND DEV BD OF THE CITY OF MEMPHIS & SHELBY COUNTY TN	100 PEABODY PL	MEMPHIS TN 38103-3652	IH	R-6
082073 00002	1883 W SHELBY DR	MILNER ROBERT	350 BAILEY MORRISON DR	SOMERVILLE TN 38068	IH	R-6
082073 00003	0 W SHELBY DR	TATE CALVIN & JOYCE	4444 RICHMOND CIR S	MEMPHIS TN 38125	IH	R-6
082073 00004	1835 W SHELBY DR	WILBURN PHYLLIS	5063 GULL RD	MEMPHIS TN 38109-6056	IH	R-6
082073 00005	1805 W SHELBY DR	O D GREEN LLC	10738 LAKEWOOD OAKS DR	SUGAR LAND TX 77498-2243	IH	R-6
082073 00006	1795 W SHELBY DR	BROWN LEO	4031 SEWANEE RD	MEMPHIS TN 38109-4025	IH	R-6
082073 00007	1785 W SHELBY DR	JACKSON JAMES	PO BOX 18319	MEMPHIS TN 38181-319	IH	R-6
082073 00008	1761 W SHELBY DR	JERUSALEM MISS BAPT CHURCH	1761 W SHELBY DR	MEMPHIS TN 38109-4705	IH	R-6
082073 00010	0 W SHELBY DR	JERUSALEM MISSIONARY BAPTIST	1761 W SHELBY DR	MEMPHIS TN 38109-4705	IH	R-6
082073 00011	0 W SHELBY DR	JERUSALEM MISSIONARY BAPTIST CHURCH	1761 W SHELBY DR	MEMPHIS TN 38109-4705	IH	R-6
082073 00012	1725 W SHELBY DR	NORTHINGTON PATRICIA A	1725 W SHELBY DR	MEMPHIS TN 38109-4705	IH	R-6
082073 00013	0 W SHELBY DR	CRAFT CHRISTOPHER B AND NORMA E C LATHAM AND	1110 MARKET ST	CHATTANOOGA TN 37402- 2253	IH	R-6
082073 00014	0	SHELBY COUNTY	160 N MAIN ST	MEMPHIS TN 38103-1866	IH	R-6
082073 00015	2014 W HOLMES RD	MCDONALD DONALD LEE	915 UNIVERSITY ST	MEMPHIS TN 38107	IH	R-6
082073 00016	0 W SHELBY DR	ALEXANDER ENTERPRISES D/B/A (75%) AND DONALD L MCDONALD (25%)	2587 HOLLY SPRING DR	GERMANTOWN TN 38138- 6215	IH	R-6
082073 00017	0 W SHELBY DR	CITY OF MEMPHIS	GENERAL DELIVERY	MEMPHIS TN 38101-9999	IH	R-6
083022 00003	2915 OLD AUSTIN PEAY HWY	EVERSURE INC	2915 OLD AUSTIN PEAY HWY	MEMPHIS TN 38128-5648	CMU-3	CMU-1
084023 00036	2991 OLD AUSTIN PEAY HWY	STATE OF TENNESSEE	170 N MAIN ST	MEMPHIS TN 38103-1877	CMU-3	MU
084023 00039C	2967 OLD AUSTIN PEAY HWY	GUZMAN ALEJANDRO AND OLGA BONILLA (RS)	589 SANDRIDGE ST	MEMPHIS TN 38122-4020	CMU-3	MU
084023 00042C	2935 OLD AUSTIN PEAY HWY	EXLINE WATLER L JR LIVING TRUST	210 GOLF CLUB DR	NEW SMYRNA BEACH FL 32168-2123	CMU-3	MU
084023 00043	2931 JAMES RD	EXLINE WALTER L JR LIVING TRUST	210 GOLF CLUB DR	NEW SMYRNA BEACH FL 32168-2123	CMU-3	MU
084023 00044	0 JAMES RD	EXLINE WALTER L JR LIVING TRUST	210 GOLF CLUB DR	NEW SMYRNA BEACH FL 32168-2123	CMU-3	MU
084023 00137	0 OLD AUSTIN PEAY HWY	STATE OF TENNESSEE	170 N MAIN ST	MEMPHIS TN 38103-1877	CMU-3	MU

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084023 00138	2975 OLD AUSTIN PEAY HWY	JNJ PARTNERS	4564 WARDEN RD	MEMPHIS TN 38122-4120	CMU-3	MU
084023 00139	2957 OLD AUSTIN PEAY HWY	EXLINE WATLER L JR LIVING TRUST	210 GOLF CLUB DR	NEW SMYRNA BEACH FL 32168-2123	CMU-3	MU
085026 00050C	4384 STAGE RD	LIGHTHOUSE TOWER LLC	4384 STAGE RD # 221	MEMPHIS TN 38128-5762	CMU-3	CMU-1
085026 00052	4354 STAGE RD	PLAZA REAL LLC	4354 STAGE RD	MEMPHIS TN 38128-5727	CMU-3	CMU-1
085026 00053	4340 STAGE RD	REYES ENRIQUE	3629 KIPPLING AVE	MEMPHIS TN 38128-2049	CMU-3	CMU-1
085026 00055	4332 STAGE RD	THOMAS MICHAEL A & BEVERLY Y	8086 CHRYSALIS DR	CORDOVA TN 38016	CMU-3	CMU-1
085026 00056	4326 STAGE RD	MAKRIS STEVE & MARY J	184 S BARKSDALE ST	MEMPHIS TN 38104-4017	CMU-3	CMU-1
085026 00057	4318 STAGE RD	LAPOVA YELENA	4318 STAGE RD	MEMPHIS TN 38128-5727	CMU-3	CMU-1
085026 00058C	2956 EAST RD	LIVING EPISTLES OUTREACH MINISTRIES INC	4785 FOREST CHASE CV	COLLIERVILLE TN 38017-3572	CMU-3	CMU-1
085026 00061	2966 EAST ST	PLAZA REAL LLC	4354 STAGE RD	MEMPHIS TN 38128-5727	CMU-3	CMU-1
085026 00073	2974 OLD AUSTIN PEAY HWY	COMMERCIAL REAL ESTATE NETWORK LLC	1090 RIVER ISLE DR	MEMPHIS TN 38103-8870	CMU-3	MU
085026 00074	4286 STAGE RD	TIENDA MEXICANA LA AZTECA	3111 DARBY ST	MEMPHIS TN 38128-4910	CMU-3	MU
085026 00075C	2940 OLD AUSTIN PEAY HWY	MASOUD RAFAT	4830 MAGGIE OAKS CV	BARTLETT TN 38135-6111	CMU-3	MU
085026 00077	2936 OLD AUSTIN PEAY HWY	MASOUD RAFAT	4830 MAGGIE OAKS CV	BARTLETT TN 38135-6111	CMU-3	MU
085026 00085	2946 EAST ST	LIVING EPISTLES OUTREACH MINISTRIES INC	4785 FOREST CHASE CV	COLLIERVILLE TN 38017-3572	CMU-3	CMU-1
085026 00086	2956 OLD AUSTIN PEAY HWY	J & M LOGISTICS INC	2956 OLD AUSTIN PEAY HWY	MEMPHIS TN 38128-5631	CMU-3	MU
085026 00087	2958 OLD AUSTIN PEAY HWY	J & M LOGISTICS INC	2956 OLD AUSTIN PEAY HWY	MEMPHIS TN 38128-5631	CMU-3	MU
085026 00088	3010 OLD AUSTIN PEAY HWY	MEIER KARL	9051 CARRIAGE CREEK RD	ARLINGTON TN 38002-8939	CMU-3	MU
085026 00089	3002 OLD AUSTIN PEAY HWY	GWS LLC	2874 SHELBY ST	BARTLETT TN 38134-4558	CMU-3	MU
088001 00001C	2912 OLD AUSTIN PEAY HWY	FOREMOST PARTNERS GP	2912 OLD AUSTIN PEAY HWY	MEMPHIS TN 38128-5631	CMU-3	CMU-1
088001 00004C	4287 STAGE RD	MY FAITH INC	4287 STAGE RD	MEMPHIS TN 38128-5706	CMU-3	CMU-1
088001 00005	4297 STAGE RD	A BETTER CHOICE CHILDCARE CENTER	5180 PARK AVE STE 250	MEMPHIS TN 38119-3535	CMU-3	CMU-1
088001 00007	4284 FAYETTE RD	LEWIS ROBERT S	4284 FAYETTE RD	MEMPHIS TN 38128-5726	CMU-3	CMU-1
088001 00008	2906 OLD AUSTIN PEAY HWY	OCTOPUS GROUP INC	1138 N GERMANTOWN PKWY STE 101	CORDOVA TN 38016-5872	CMU-3	CMU-1

Parcel ID	Property Address	Property Owner	Owner Address	City State Zip	CURRENT ZONING	PROPOSED REZONING
088001 00010	4288 FAYETTE RD	OCTOPUS GROUP INC	1138 N GERMANTOWN PKWY STE 101	CORDOVA TN 38016-5872	CMU-3	CMU-1
088002 00001	2872 OLD AUSTIN PEAY HWY	EXPRESS TIRE SERVICES INC	3144 AUSTIN PEAY HWY	MEMPHIS TN 38128-4604	CMU-3	CMU-1
088002 00002	4299 EAST ST	SPIGHT DARRELL S	2034 DRIFTWOOD AVE	MEMPHIS TN 38127-7333	CMU-3	CMU-1
088002 00003C	4293 FAYETTE RD	BUCKINGHAM TIARA	3150 LYON CV	MEMPHIS TN 38119	CMU-3	CMU-1
088002 00007C	2850 OLD AUSTIN PEAY HWY	LIVING LIFE IN VICTORY CHURCH INC	1084 OLD BARNWELL CV	CORDOVA TN 38018-7514	CMU-3	CMU-1
088003 00001	0 RALEIGH-LAGRANGE RD	MEMPHIS GHOST HUNTERS	2618 SUNBURY CIR	BARTLETT TN 38133-5187	CMU-3	RU-3
088003 00002	0 OLD RALEIGH LAGRANGE RD	MEMPHIS GHOST HUNTERS	2618 SUNBURY CIR	MEMPHIS TN 38133-5187	CMU-3	RU-3
088003 00003	0 RALIEGH-LAGRANGE RD	KARAWADRA PUNEETH	1465 AUBURN WOODS DR	COLLIERVILLE TN 38017-4860	CMU-3	RU-3
088003 00005	4300 RALEIGH LAGRANGE RD	LIVING LIFE IN VICTORY MINISTRIES	4300 RALEIGH LAGRANGE RD	MEMPHIS TN 38128	CMU-3	RU-3
088003 00006	4310 NEW RALEIGH LAGRANGE RD	GRUMBACHER MAX A	4310 RALEIGH LAGRANGE RD	MEMPHIS TN 38128-5702	CMU-3	RU-3
088003 00007C	4330 RALEIGH LAGRANGE RD	KRDZALIC RIZAH & JASMINKA	6352 MERIMAC	MEMPHIS TN 38134	CMU-3	RU-3
088004 00002	2887 CELA RD	HIGDON ALAN AND ROBBIE MCRILLIS (RS)	2928 COURT ST	BARTLETT TN 38134-4531	CMU-3	CMU-1
088004 00003	2881 CELA ST	GARCIA ISMAEL R	2881 CELA DR	MEMPHIS TN 38128	CMU-3	CMU-1
088004 00004	2873 CELA ST	MOZER JOHN C	2873 CELA ST	MEMPHIS TN 38128-5703	CMU-3	CMU-1
088004 00005	2867 CELA ST	HEROLD PHILLIP D & JANE C	2867 CELA RD	MEMPHIS TN 38128-5703	CMU-3	CMU-1
088004 00006C	4310 OLD RALEIGH LAGRANGE RD	ASSOCIATION OF INDEPENDENT MEN'S MINISTRIES	8660 BEEHCROFT PL N	CORDOVA TN 38016-4567	CMU-3	CMU-1
088004 00008	2868 EAST ST	KINGTON JOHN M	PO BOX 397	SIGNAL MOUNTAIN TN 37377	CMU-3	CMU-1
088004 00009	4321 FAYETTE RD	SMITH DAVID L	4321 FAYETTE RD	MEMPHIS TN 38128-5723	CMU-3	CMU-1
088004 00010	2880 EAST STA	MCHORRIS WILLIAM H	475 N HIGHLAND ST	MEMPHIS TN 38122-4544	CMU-3	CMU-1
088005 00003C	4339 STAGE RD	MATEO LLC	4339 STAGE RD	MEMPHIS TN 38128-5793	CMU-3	CMU-1
088005 00005	4340 FAYETTE RD	RICHARDSON MAXWELL A	9409 ROCKY WOODS DR	CORDOVA TN 38018	CMU-3	CMU-1
088005 00006	4321 STAGE RD	COLEMAN LARRY E MARITAL TRUST AND SHIRLEY A COLEMAN FAMILY TRUST	6711 WILD BERRY LN	MEMPHIS TN 38119-5620	CMU-3	CMU-1
088005 00007	4322 EAST ST	COLEMAN INDUSTRIES INC	1210 MIDAS CV	CORDOVA TN 38018-306	CMU-3	CMU-1
088005 00008C	4325 STAGE RD	BREWER JOHN E	PO BOX 70619	MEMPHIS TN 38107-619	CMU-3	CMU-1

Parcel ID	Property Address	Property Owner	Owner Address	City State Zip	CURRENT ZONING	PROPOSED REZONING
088006 00001	2886 CELA ST	PRINCE OF PEACE FULL GOSPELL BAPTIST CHURCH INC	2886 CELA ST	MEMPHIS TN 38128-5704	CMU-3	CMU-1
088006 00002C	4367 FAYETTE RD	ORR STEVEN AND LATONYA WRIGHT	1306 CHESTNUT ST	KNOXVILLE TN 37920-2335	CMU-3	CMU-1
088006 00004C	2885 HAMMOND ST	MORQUECHO JOE	2885 HAMMOND RD	MEMPHIS TN 38128-5732	CMU-3	CMU-1
088006 00006	2865 HAMMOND RD	FORT MYERS MOTEL GROUP INC	42 S CAMILLA ST	MEMPHIS TN 38104-3102	CMU-3	CMU-1
088006 00007	0 HAMMOND	HAWKINS LLOYD A SR	6506 MASSEY POINTE CV	MEMPHIS TN 38120	CMU-3	CMU-1
088006 00008C	4362 RALEIGH-LAGRANGE RD	SWIFT CINDY D	4362 RALEIGH LAGRANGE RD	MEMPHIS TN 38128	CMU-3	CMU-1
088006 00009	0 RALEIGH-LAGRANGE RD	BOWERS MICHAEL S AND COURTNEY MCMAHON	7468 BETHEL RD	OLIVE BRANCH MS 38654	CMU-3	CMU-1
088006 00011	4356 RALEIGH-LAGRANGE RD	KINGPIN PROPERTIES LLC	4776 RALIEGH-LAGRANGE RD	MEMPHIS TN 38128-6015	CMU-3	CMU-1
088006 00012	4348 RALEIGH-LAGRANGE RD	BRUNER BESSIE N AND MICHAEL F BOLAND JR (RS)	4348 RALEIGH LAGRANGE RD	MEMPHIS TN 38128-5733	CMU-3	CMU-1
088006 00013C	2856 CELA RD	PARKER RAY J & CASEY E	8946 JACK BOND RD	ARLINGTON TN 38002-6925	CMU-3	CMU-1
088006 00015	2880 CELA RD	PEGASUS REAL ESTATE SERVICES LLC	PO BOX 381373	GERMANTOWN TN 38183-1373	CMU-3	CMU-1
088007 00001	4359 STAGE RD	PETVET DOGHOUSE (PROVIDENCE) LLC	1 GORGHAM ISLAND RD	WESTPORT CT 06880-3217	CMU-3	CMU-1
088007 00002	4375 STAGE RD	TRAN THAO TRUNG AND THUY T LY (RS)	3069 BATTLEBORO DR	BARTLETT TN 38134	CMU-3	CMU-1
088007 00003	4379 STAGE RD	ALPHA VISIONS LLC	2884 WALNUT GROVE RD	MEMPHIS TN 38111	CMU-3	CMU-1
088007 00016	4398 RALEIGH-LAGRANGE	ROBBINS ARZO D	1906 GRAND MANOR DR	HERNANDO MS 38632-1667	CMU-3	CMU-1
088007 00017	4386 RALEIGH-LAGRANGE RD	ROBBINS ARZO D	1906 GRAND MANOR DR	HERNANDO MS 38632-1667	CMU-3	CMU-1
088007 00018	4382 RALEIGH-LAGRANGE RD	INNER CITY PROPERTY HUB LLC	1910 MADISON AVE PMB 2475	MEMPHIS TN 38104-2620	CMU-3	CMU-1
088007 00019	2816 HAMMOND ST	SORIA SAMUEL	2816 HAMMOND ST	MEMPHIS TN 38128-5701	CMU-3	CMU-1
088007 00020C	4390 KAMALI CT	HAMMOND GROUP LLC	1652 B ST	HAYWARD CA 94541-3020	CMU-3	CMU-1
088007 00023	2846 HAMMOND RD	KEMP ANDRE AND MARCUS WILLIAMS	2846 HAMMOND RD	MEMPHIS TN 38128-5701	CMU-3	CMU-1
088007 00025	2850 HAMMOND RD	ANTHONY JOHN A & SARAH	3687 TWINMONT ST	MEMPHIS TN 38128	CMU-3	CMU-1
088007 00026	2880 HAMMOND RD	BEVERLY SPRINGS LLC	10730 BARKER CYPRESS RD	CYPRESS TX 77433-1870	CMU-3	CMU-1
088007 00027	2896 CELA RD	SKEFCO PROPERTIES INC	2884 WALNUT GROVE RD	MEMPHIS TN 38111	CMU-3	CMU-1
088007 00028	4387 STAGE RD	SKEFOS JAMES J	2884 WALNUT GROVE RD	MEMPHIS TN 38111-2714	CMU-3	CMU-1
088007 00029	4395 STAGE RD	PANOPLY HOLDINGS INC	5865 RIDGEWAY CENTER PKWY	MEMPHIS TN 38120-4032	CMU-3	CMU-1
088032 00119C	2830 OLD AUSTIN PEAY HWY	REGENCY OF TENNESSEE INC	40 N 4TH ST	CARBONDALE CO 81623	CMU-3	CMU-1

Parcel ID	Property Address	Property Owner	Owner Address	City State Zip	CURRENT ZONING	PROPOSED REZONING
088032 00124	5101 RALEIGH-LAGRANGE RD	HEALTH EDUCATION AND HOUSING FACILITY BO BOARD CITY OF MEMPHIS	65 UNION AVE	MEMPHIS TN 38103-5167	CMU-3	RU-3
088032 00126	0 RALEIGH-LAGRANGE RD	CITY OF MEMPHIS	125 N MAIN ST	MEMPHIS TN 38103-2026	CMU-3	RU-3
088032 00127	0	CITY OF MEMPHIS	125 N MAIN ST	MEMPHIS TN 38103-2026	CMU-3	RU-3
088032 00142	RALEIGH LAGRANGE RD	MEMPHIS CITY OF	125 N MAIN ST	MEMPHIS TN 38103-2017	CMU-3	RU-3
088032 00143	4332 RALEIGH LAGRANGE RD	SBA PROPERTIES INC	5900 BROKEN SOUND PKWY	BOCA RATON FL 33487-2797	CMU-3	RU-3

# Comprehensive Rezoning Recommendations

## Contact Us:

125 N. Main Street, Ste. 468  
Memphis, TN 38103  
901.636.6619





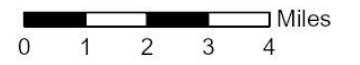
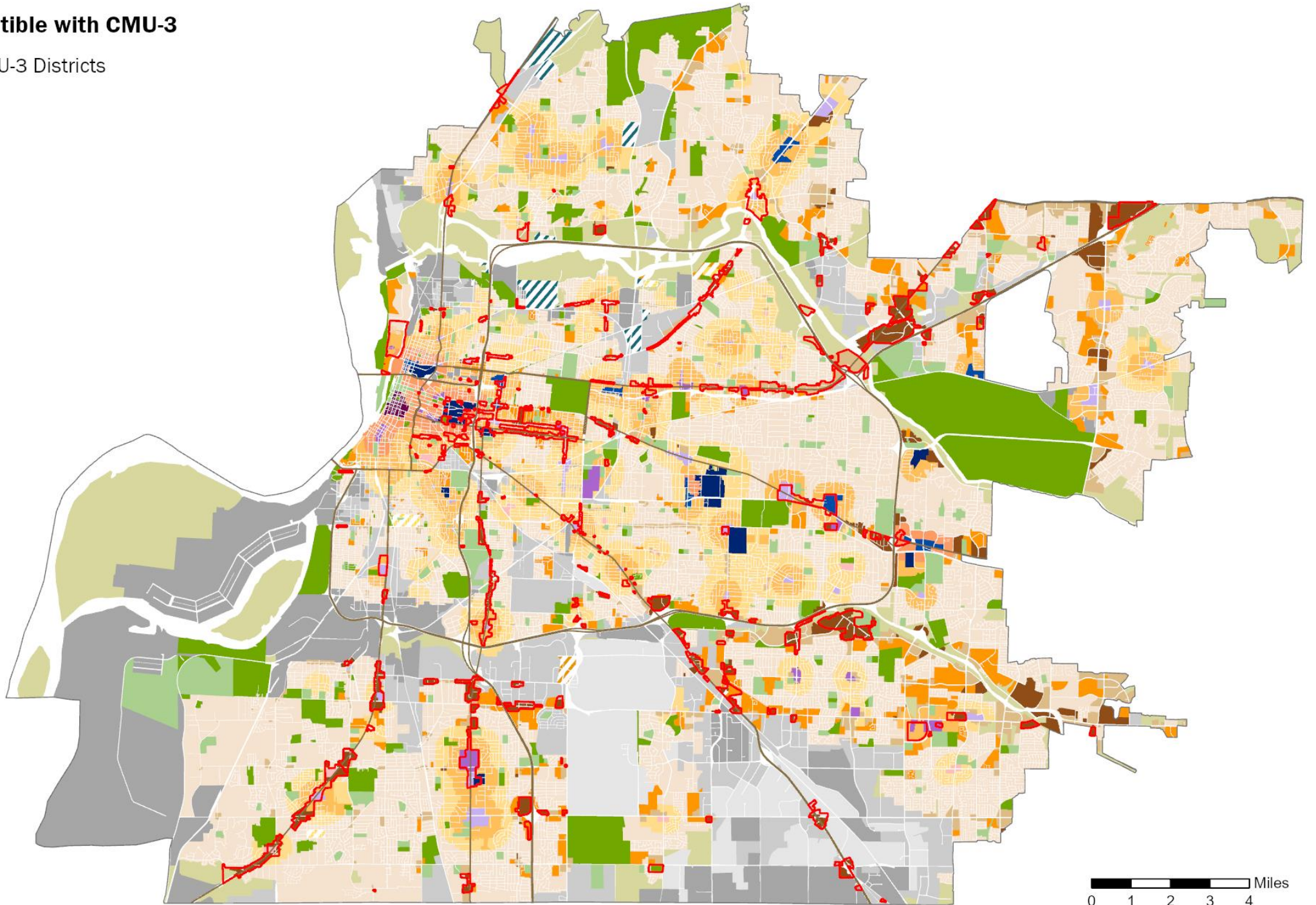
# Overview and Purpose

- On March 16, 2021, the City Council approved a moratorium on new construction of gas stations and used tire shops, requested DPD to study the effects of these uses on neighborhoods, and propose zoning amendments.
- Auto-oriented uses such as gas stations and used tire shops are more appropriate in the highest-intensity commercial zoning district (CMU-3) or industrial zoning districts.
- A companion text amendment is necessary to isolate these auto-oriented uses in the CMU-3 and industrial districts.
- **And**, a review of the application of CMU-3 districts is necessary to ensure locations are consistent with auto-oriented corridors and Memphis 3.0 future land use plan.

**Incompatible with CMU-3**

CMU-3 Districts

CMU-3





# Where are we focused?

- Most of the focus of the rezoning recommendations are in areas zoned CMU-3 and designated on the future land use plan as Anchors – core city and neighborhood centers of activity and growth – or Low-intensity Commercial and Services.
- Gas stations or used tire shops (and other auto-oriented uses permitted in the CMU-3 zoning district) are therefore inconsistent with these future land use districts.

	<b>CMU-3 High Intensity Commercial</b>	<b>CMU-1 Low Intensity Commercial</b>	<b>MU Mixed Use</b>	
<b>Permitted Commercial Uses</b>	Gas stations All tire shops Auto repair Auto service Car wash* Self-storage Restaurants Bars Retail	Only new tire shops  Auto service  Restaurants  Retail	Restaurants  Retail	
<b>Permitted Residential Uses</b>	Single Family only	Single Family only	Townhouse or Multi-Family	
<b>Bldg. Height</b>	75 feet	48 feet	45 feet	
<b>Build-to Line</b>	None	None	10 feet	
<b>Parking Setback (from street)</b>	8 feet	8 feet	Behind the bldgs.	*changing pending with the passage of ZTA 21-1

**Incompatible with CMU-3**

CMU-3 Districts

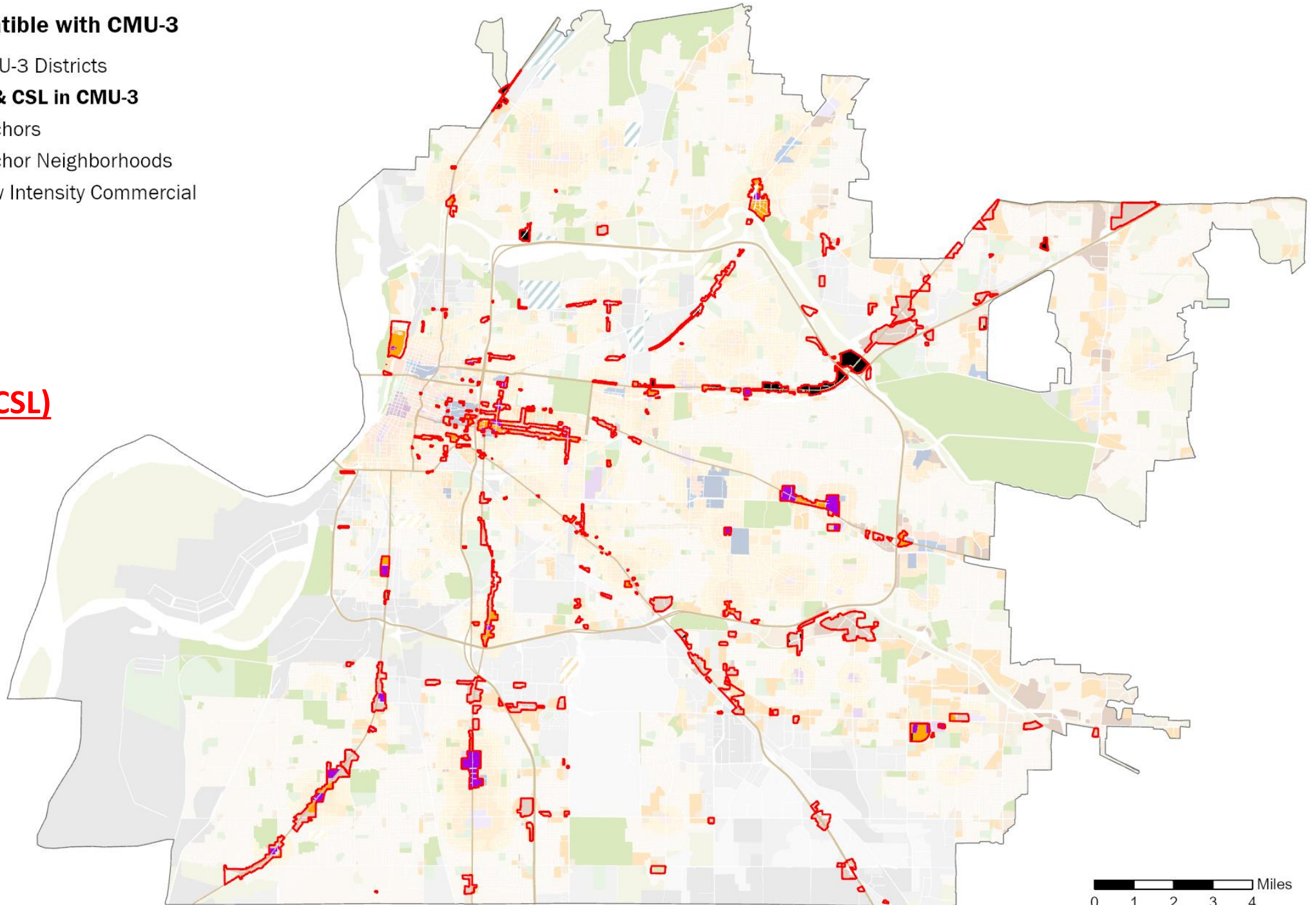
**anchors & CSL in CMU-3**

anchors

Anchor Neighborhoods

Low Intensity Commercial

**CMU-3 +  
anchors and  
Low-Intensity  
Commercial (CSL)**

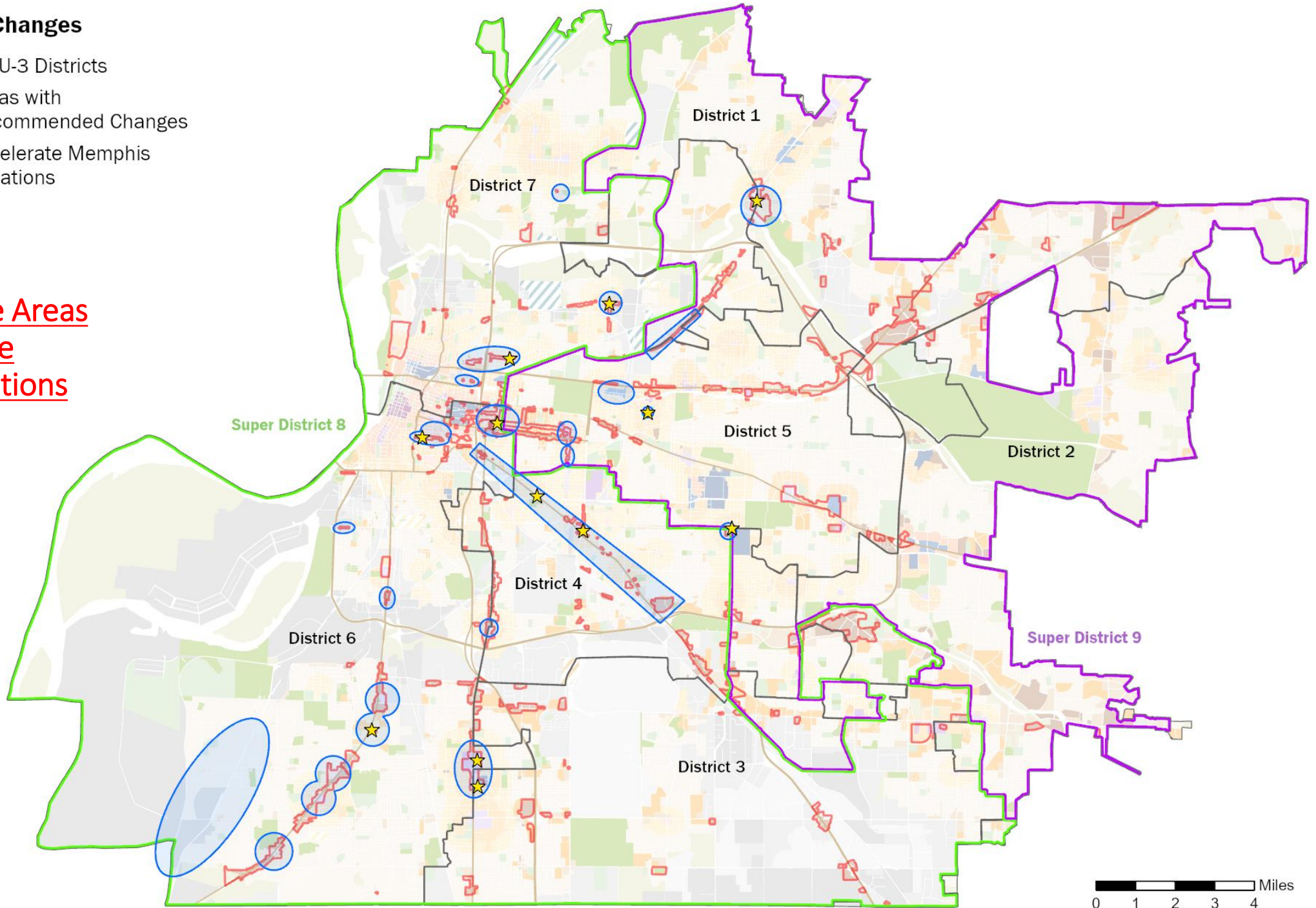




## Zoning Changes

- CMU-3 Districts
- Areas with Recommended Changes
- Accelerate Memphis Locations


## Zoning Change Areas with Accelerate Memphis Locations



# **Recommendations for Rezoning**



# Overton Crossing & Whitney



 Rezone CMU-3 to CMU-1

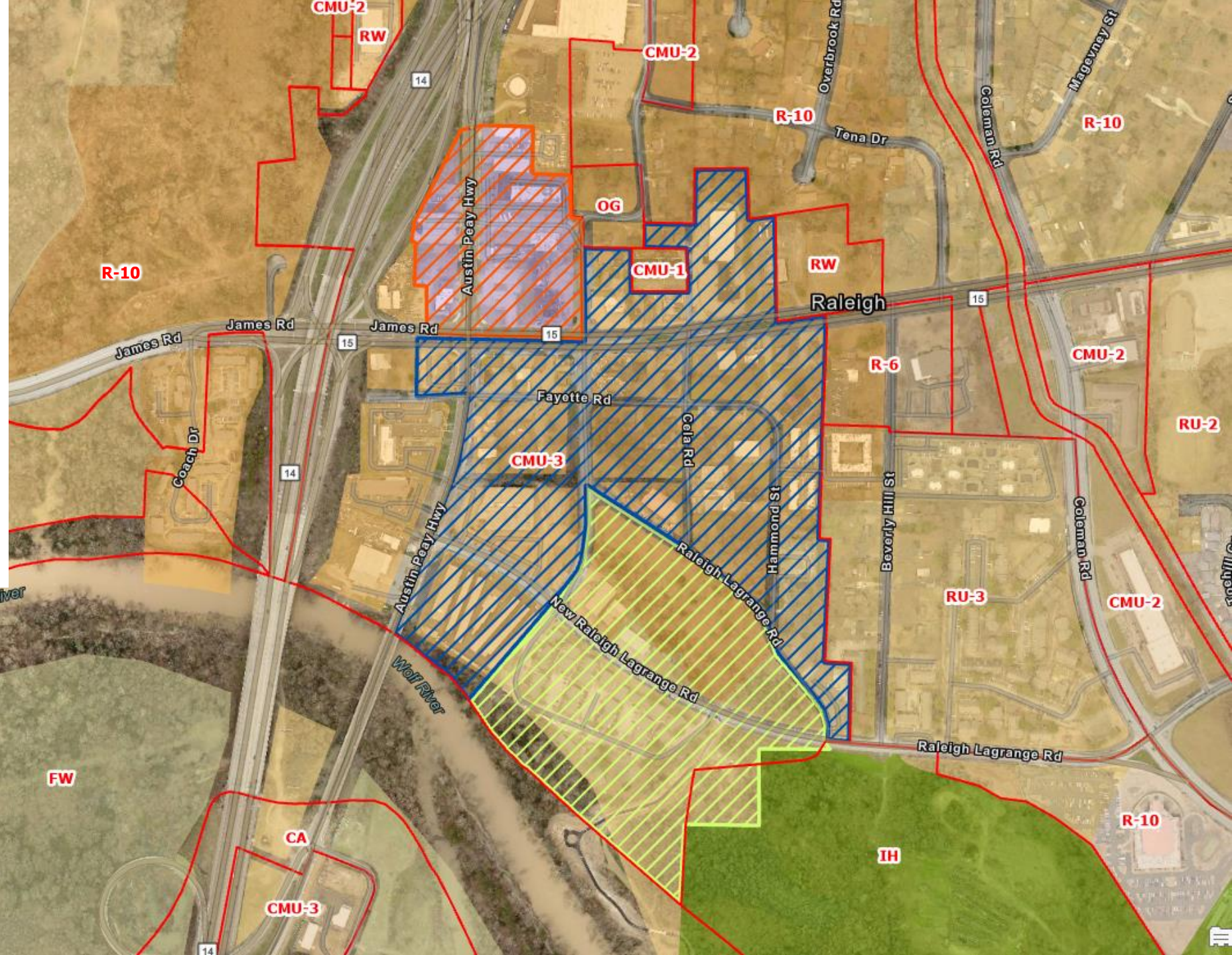
 Keep CMU-2





# James Rd/ Old Raleigh

-  Rezone anchor to MU
-  Rezone to CMU-1 within anchor neighborhood
-  Rezone to RU-3 within anchor neighborhood





# Jackson (Ayers to Garland)



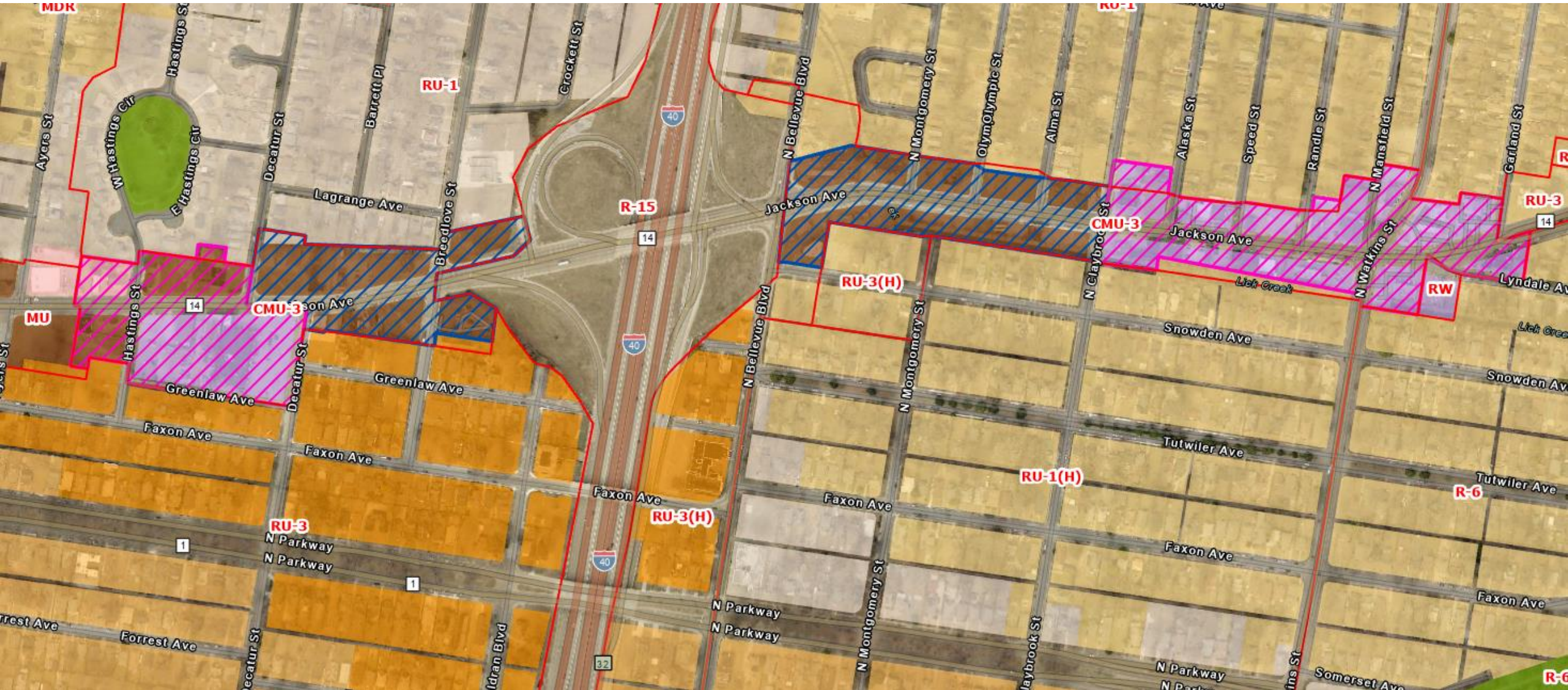
Rezone Anchors to MU

- Ayers to Decatur and Claybrook to Garland




Rezone CMU-3 in CSH to CMU-1

- Change CSH to CSL from Hastings to Claybrook





# Chelsea & Hollywood

 Rezone CMU-3 in Anchor to **MU**





# Ayers & JW Williams



Rezone CMU-3 to CMU-1 in anchor and anchor neighborhood



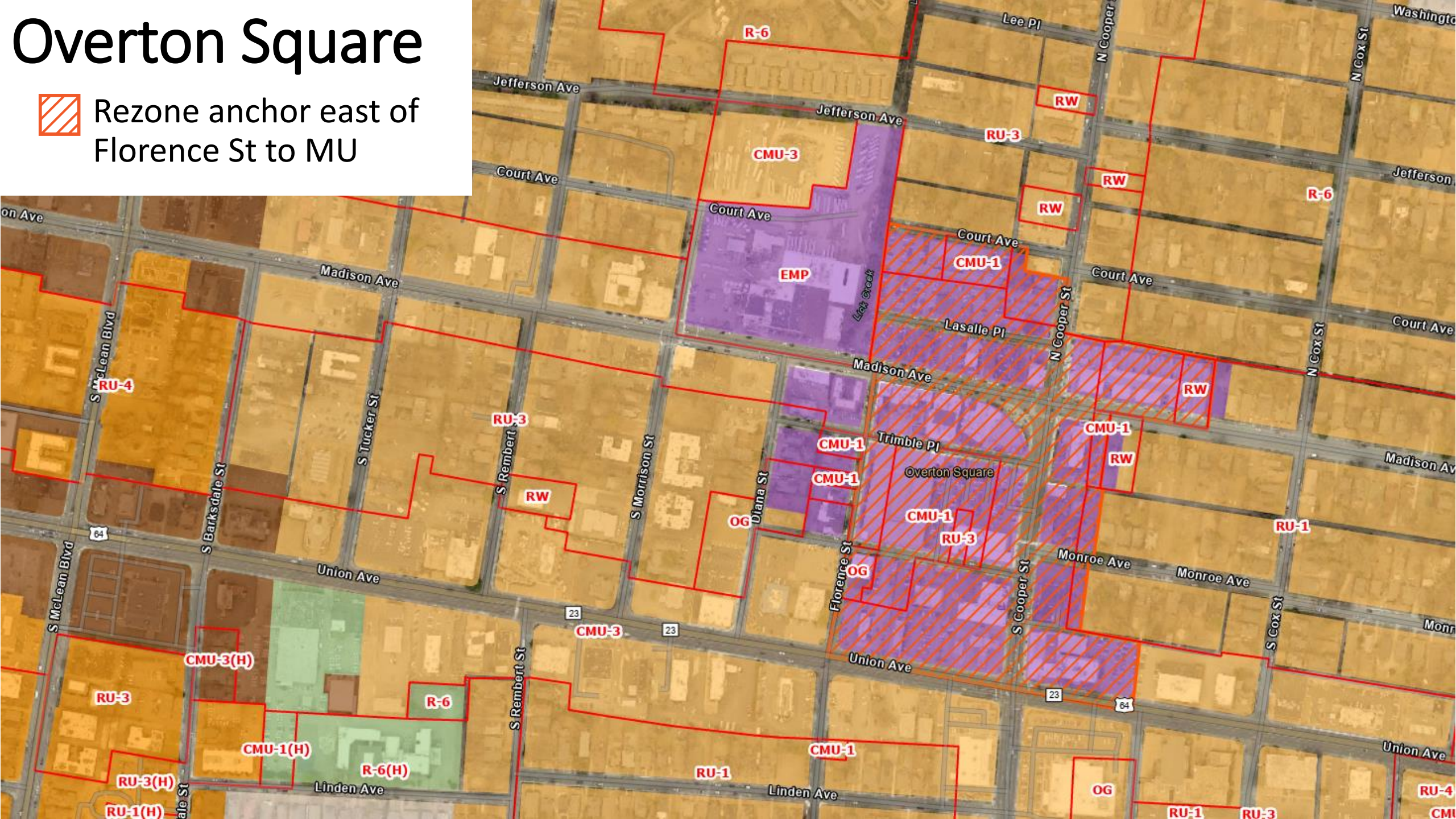






# Overton Square

 Rezone anchor east of Florence St to MU





# Cooper Street



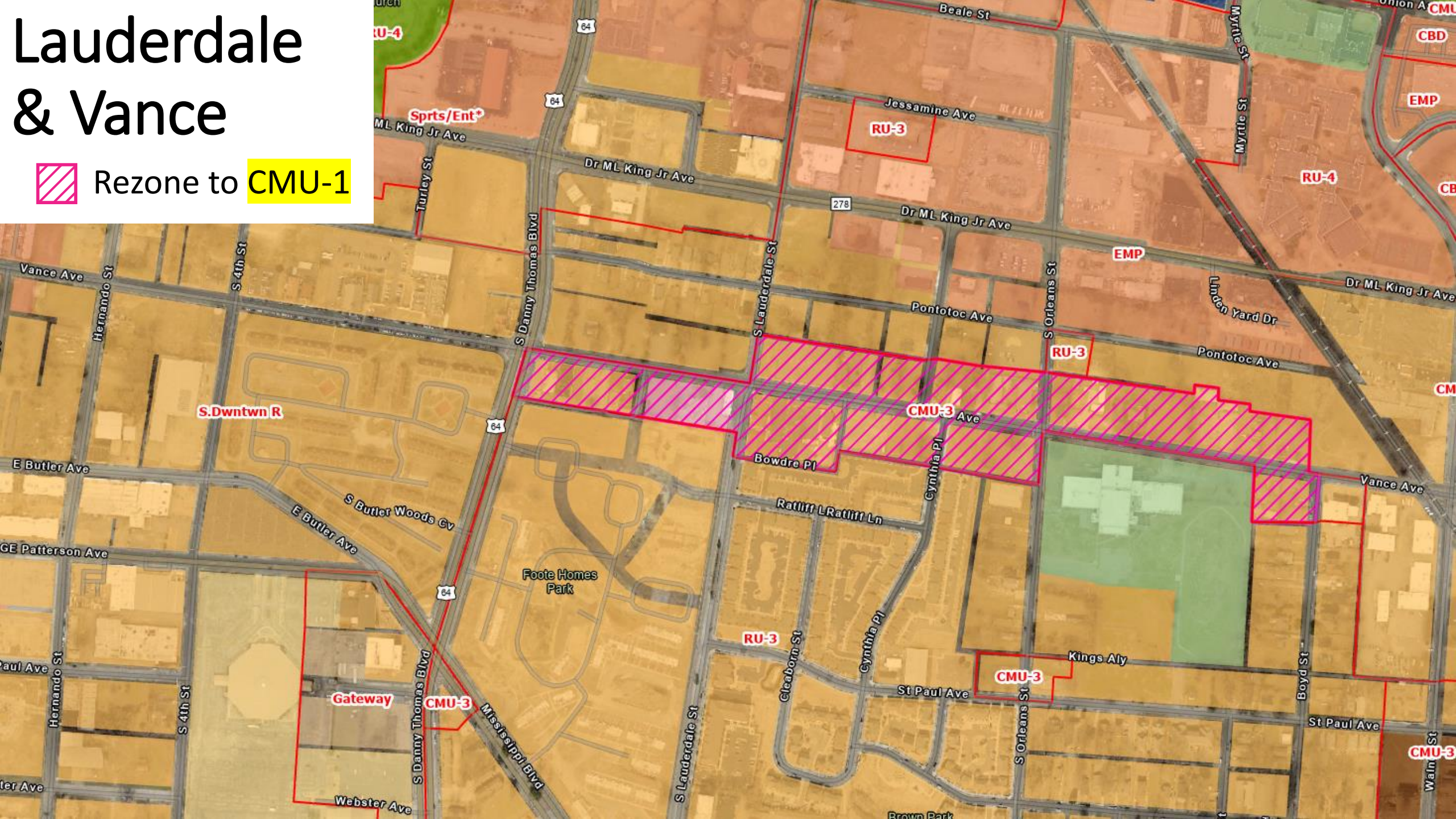
Rezone CMU-3 to MU





# Lauderdale & Vance

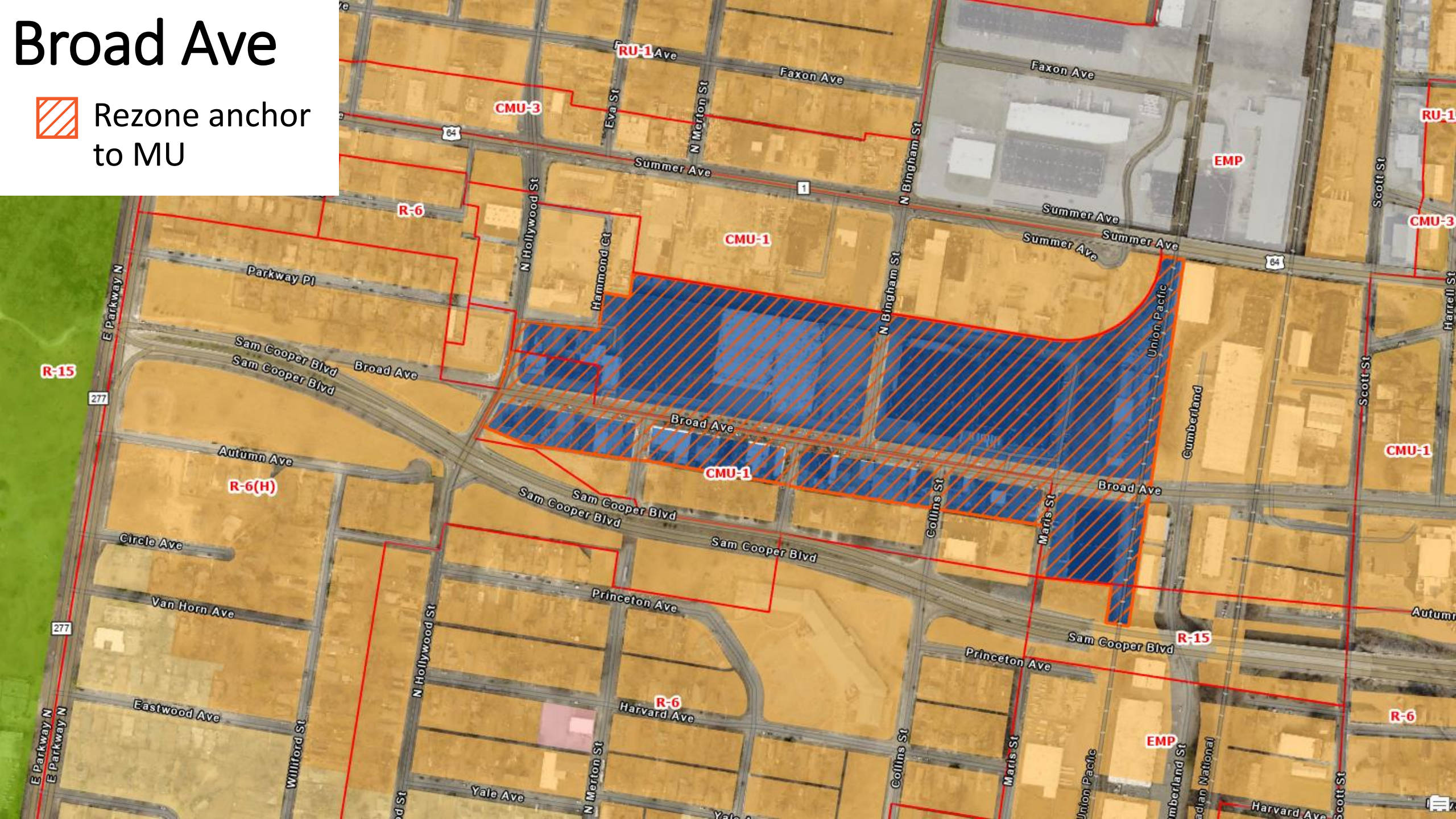
 Rezone to **CMU-1**





# Broad Ave

 Rezone anchor to MU

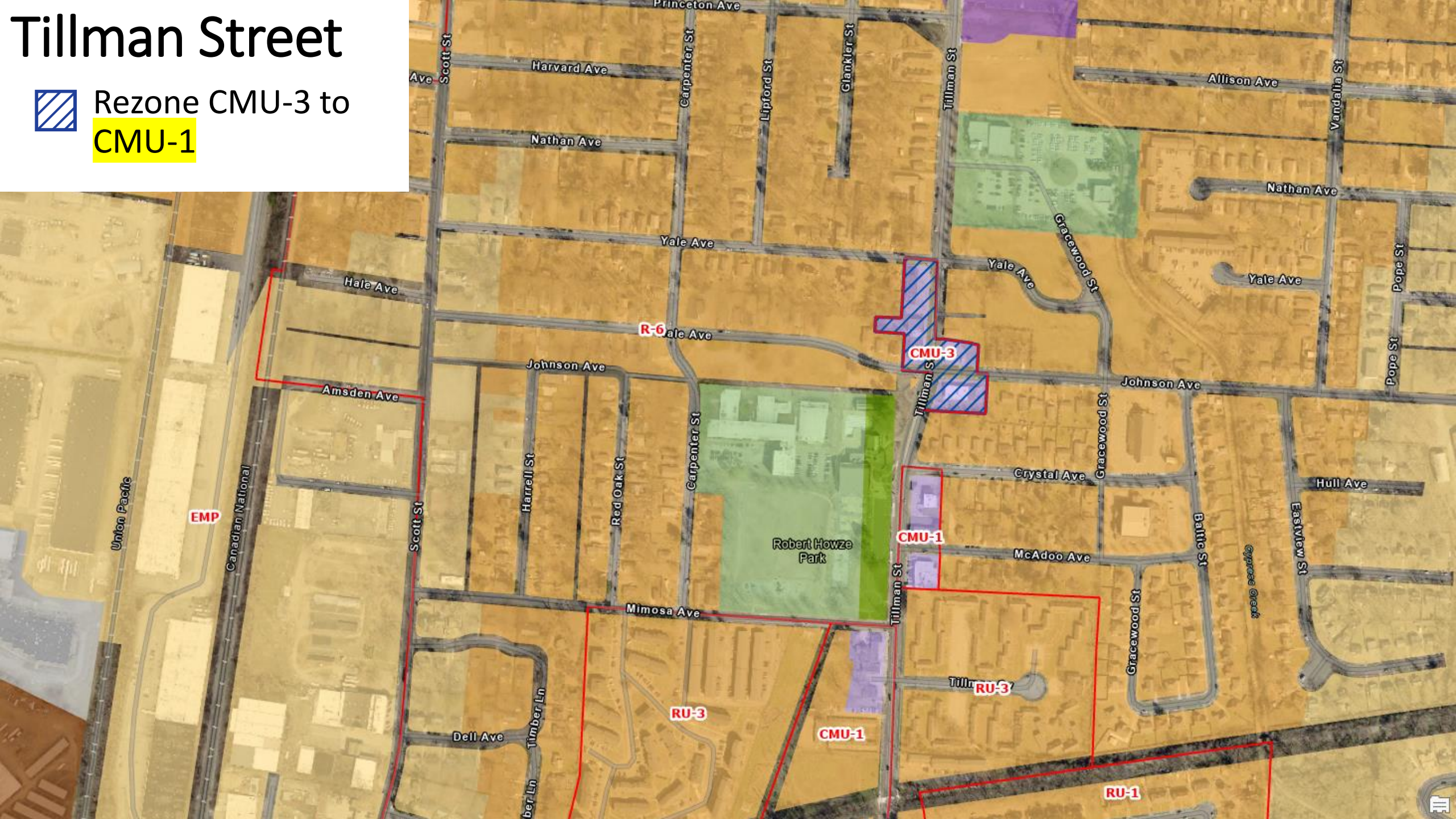




# Tillman Street



Rezone CMU-3 to  
CMU-1





# Park & Getwell



Rezone to **MU**

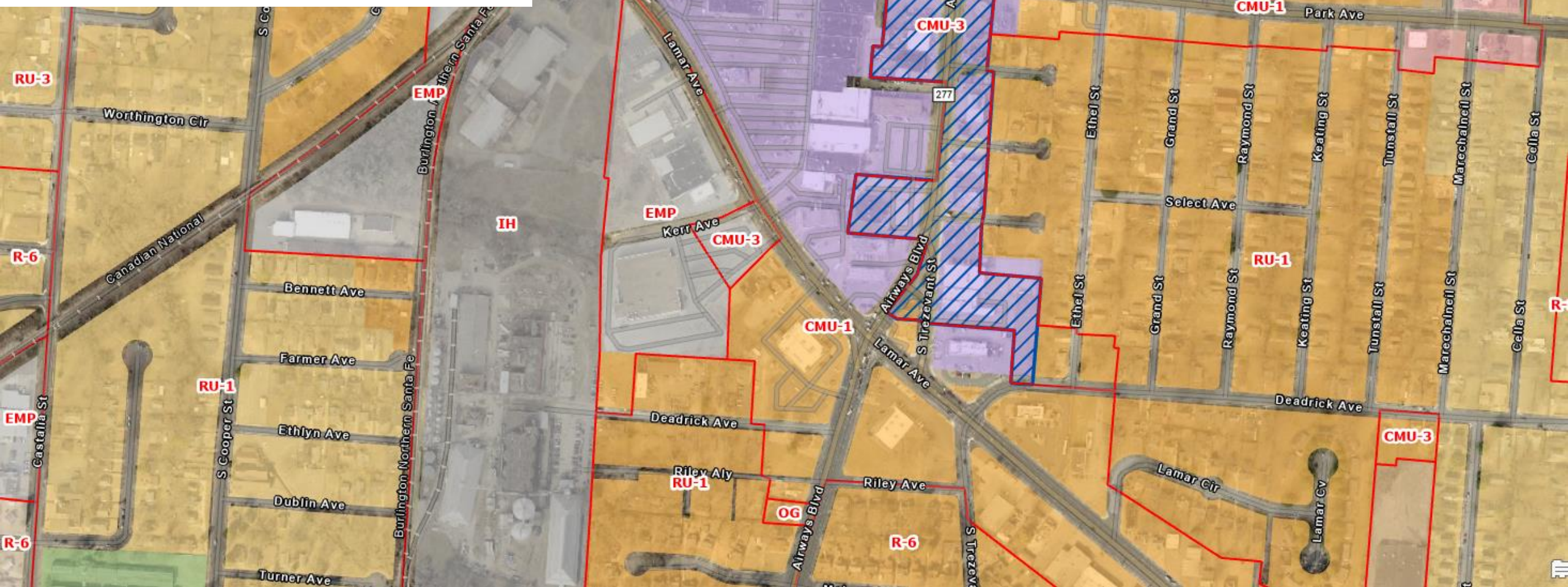




# Lamar & Airways

 Rezone CMU-3 to **CMU-1**

- Most of the anchor was rezoned to CMU-1 during Lamar Corridor Rezoning

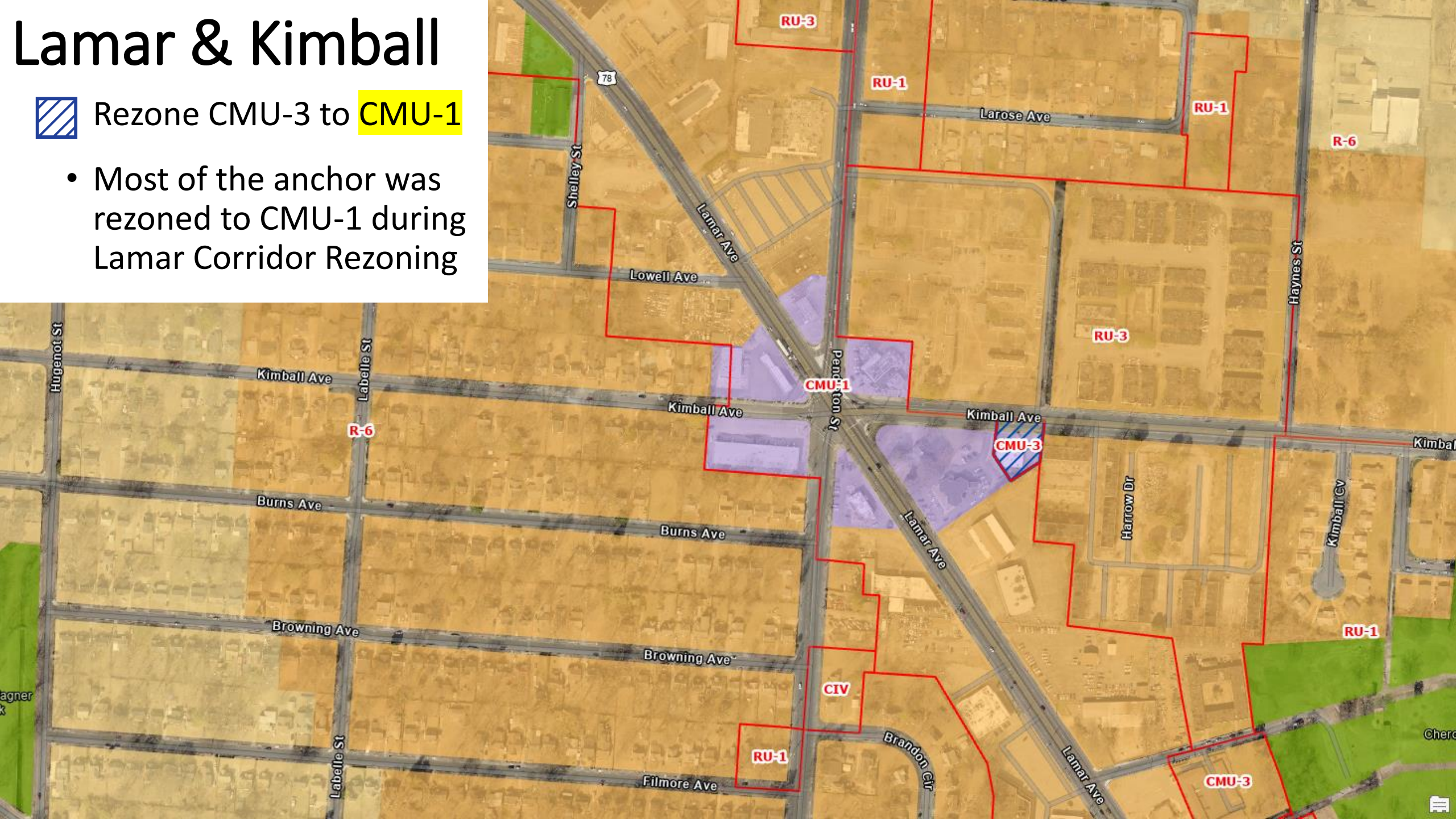




# Lamar & Kimball


 Rezone CMU-3 to **CMU-1**

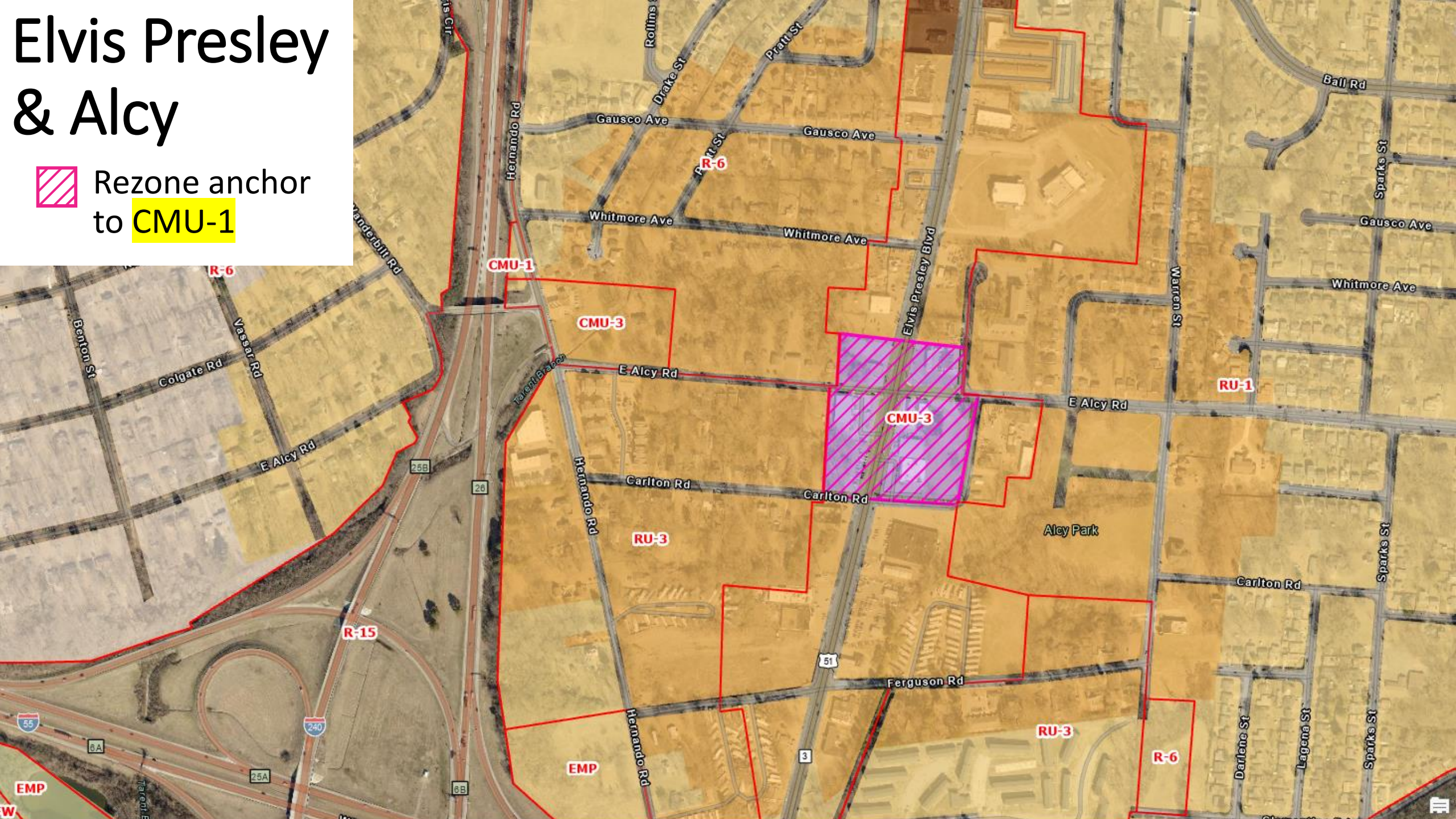
- Most of the anchor was rezoned to CMU-1 during Lamar Corridor Rezoning





# Elvis Presley & Alcy

 Rezone anchor to **CMU-1**









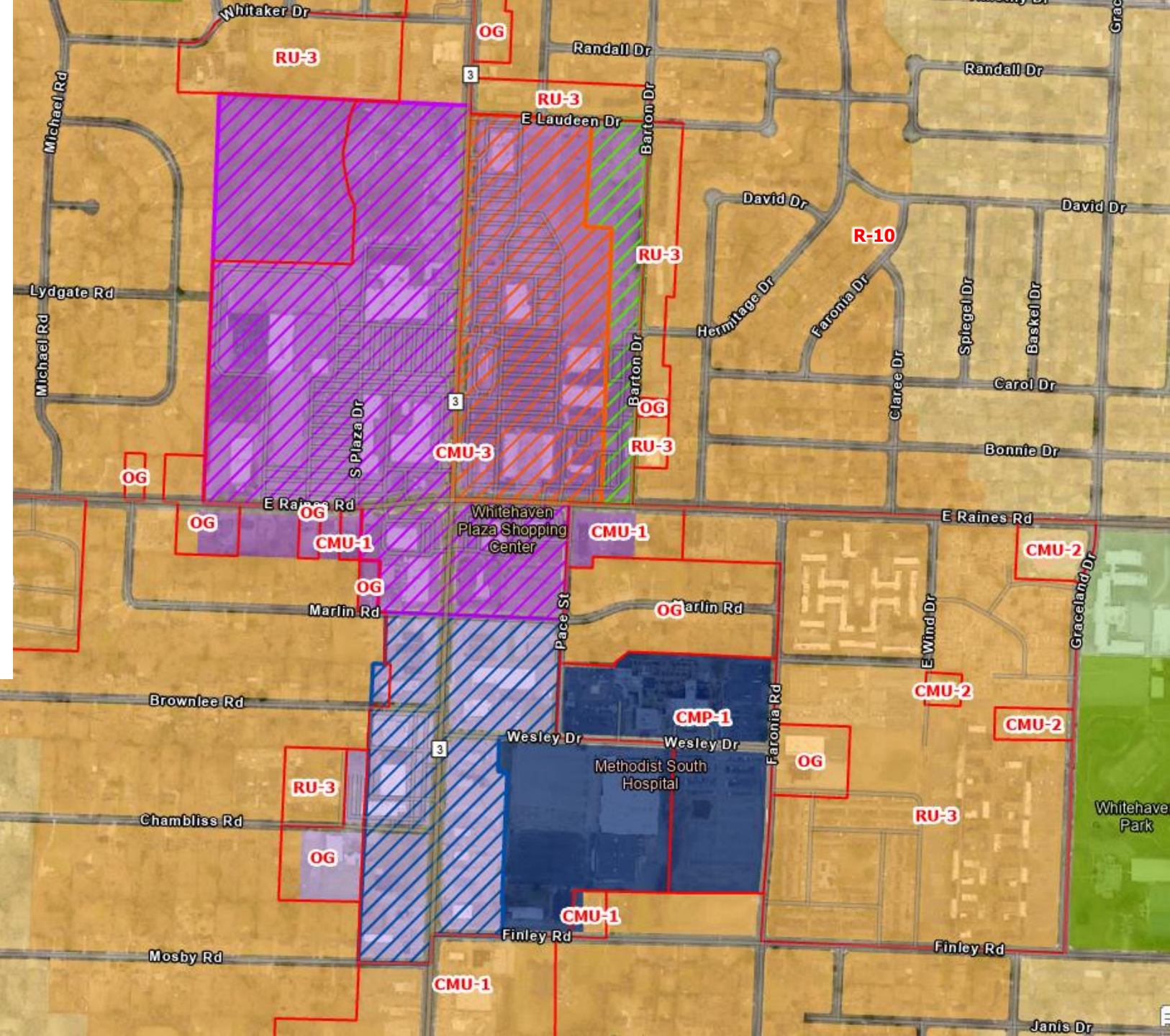




# Elvis Presley

(Raines and Finley)


-  Rezone Whitehaven Plaza site to **MU**
-  Extend **RU-3** for residential area of Whitehaven Plan
-  Rezone the rest of Elvis Presley & Raines to **CMU-2**
-  Rezone Elvis Presley & Finley Anchor to **CMU-1**





# CSL in CMU-3

- Jackson Ave CSL

 Rezone CMU-3 to CMU-1





# CSL in CMU-3

- S Parkway W CSL




Rezone CMU-3 to  
**CMU-1**





# CSL in CMU-3

- 3<sup>rd</sup> & Mallory CSL


 Rezone CMU-3 to **CMU-1**

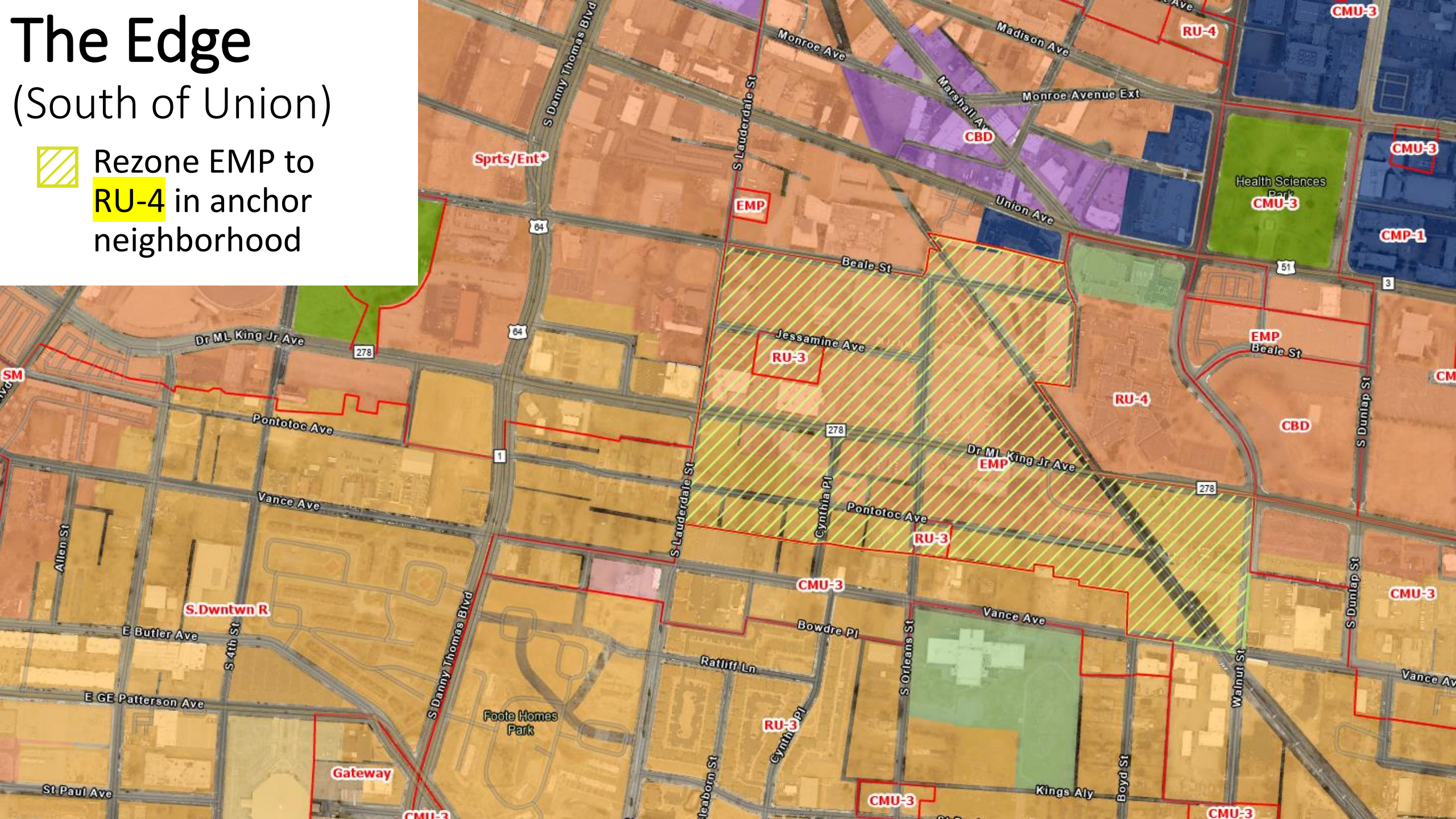




# The Edge

(South of Union)

 Rezone EMP to **RU-4** in anchor neighborhood



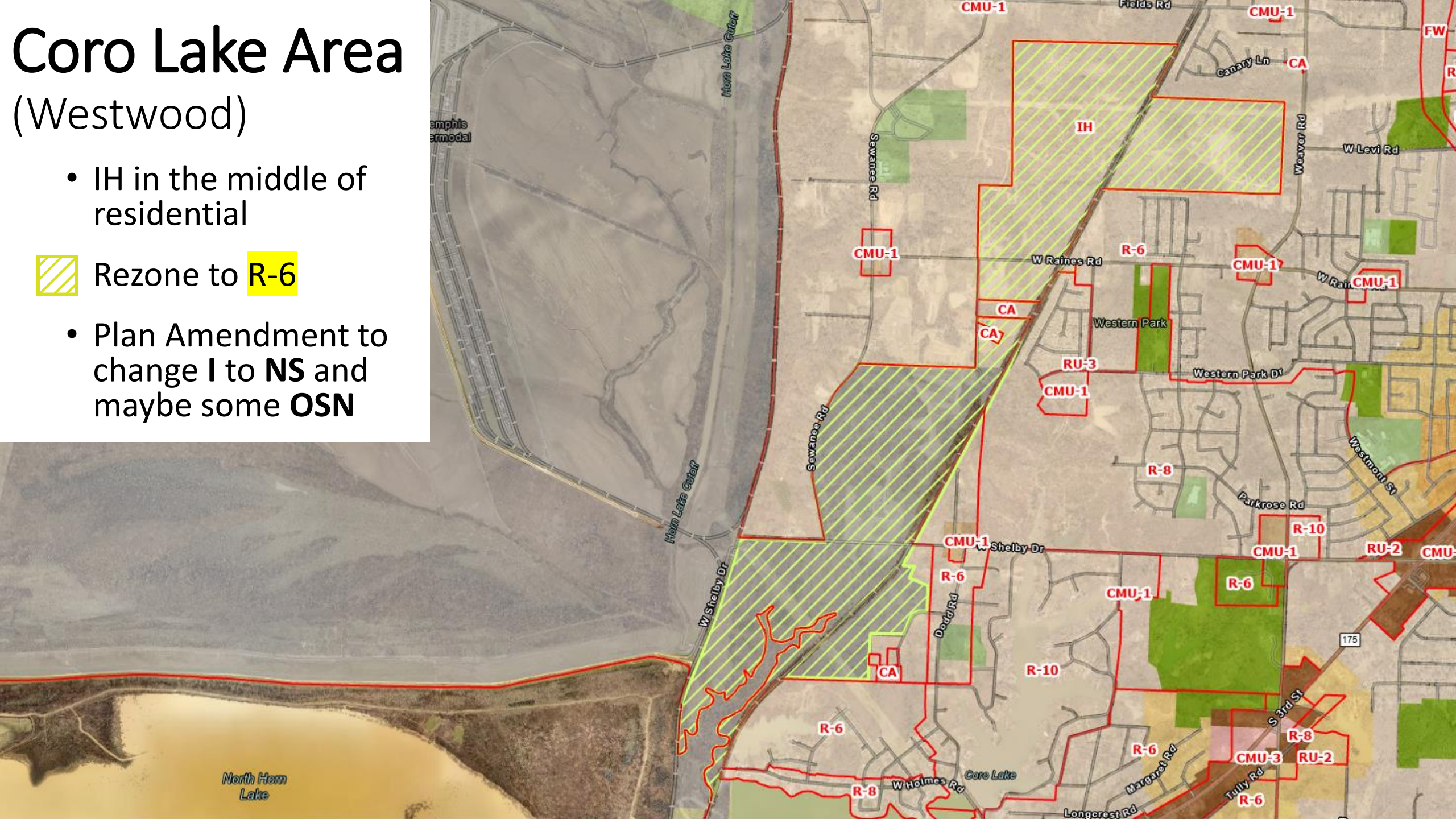


# Coro Lake Area (Westwood)

- IH in the middle of residential

 Rezone to **R-6**



- Plan Amendment to change I to **NS** and maybe some **OSN**

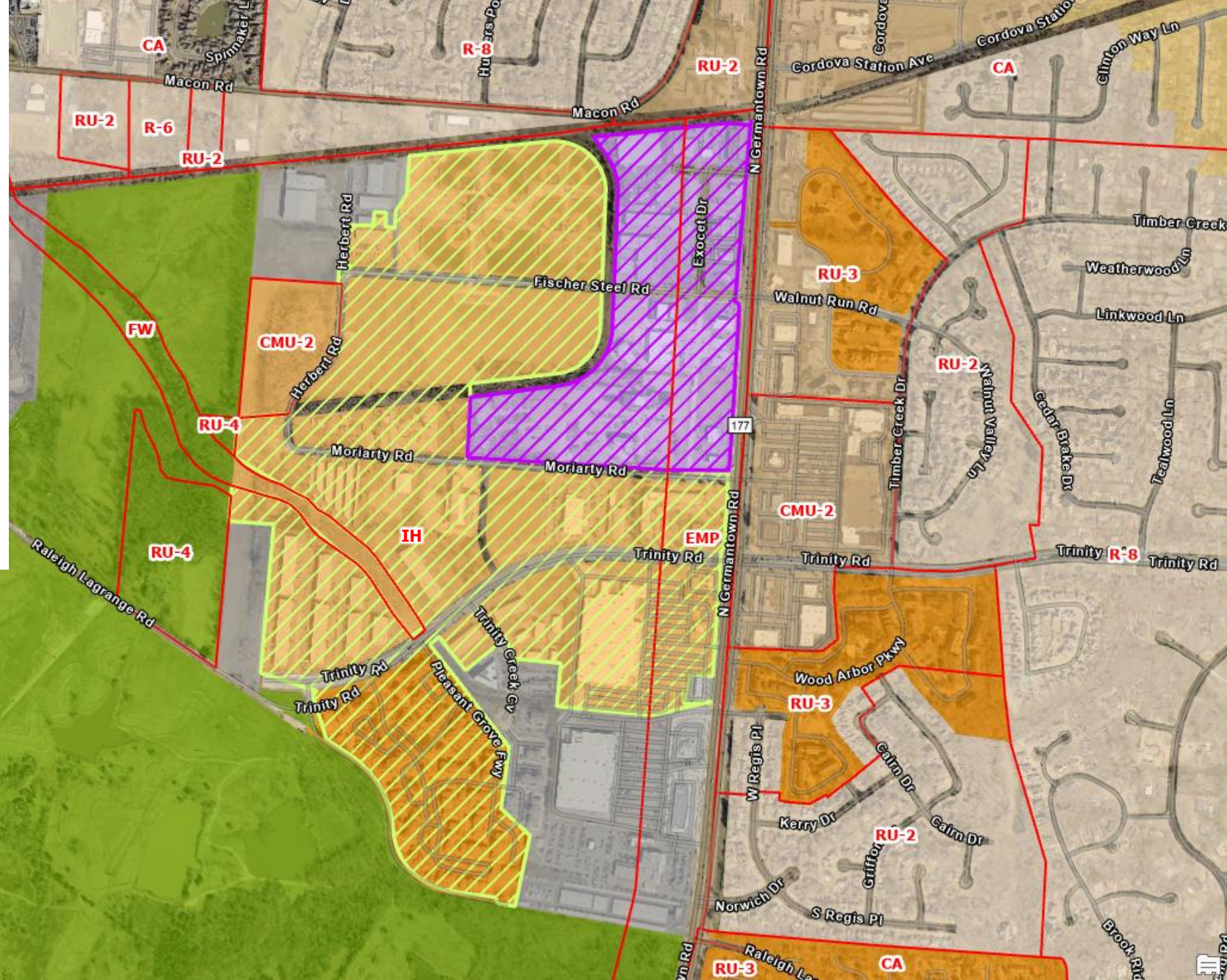


# **Areas for Further Study**



# Trinity & Germantown

-  Rezone Anchor
-  Consider rezoning EMP and IH within anchor neighborhood
- Look into PDs and industrial uses

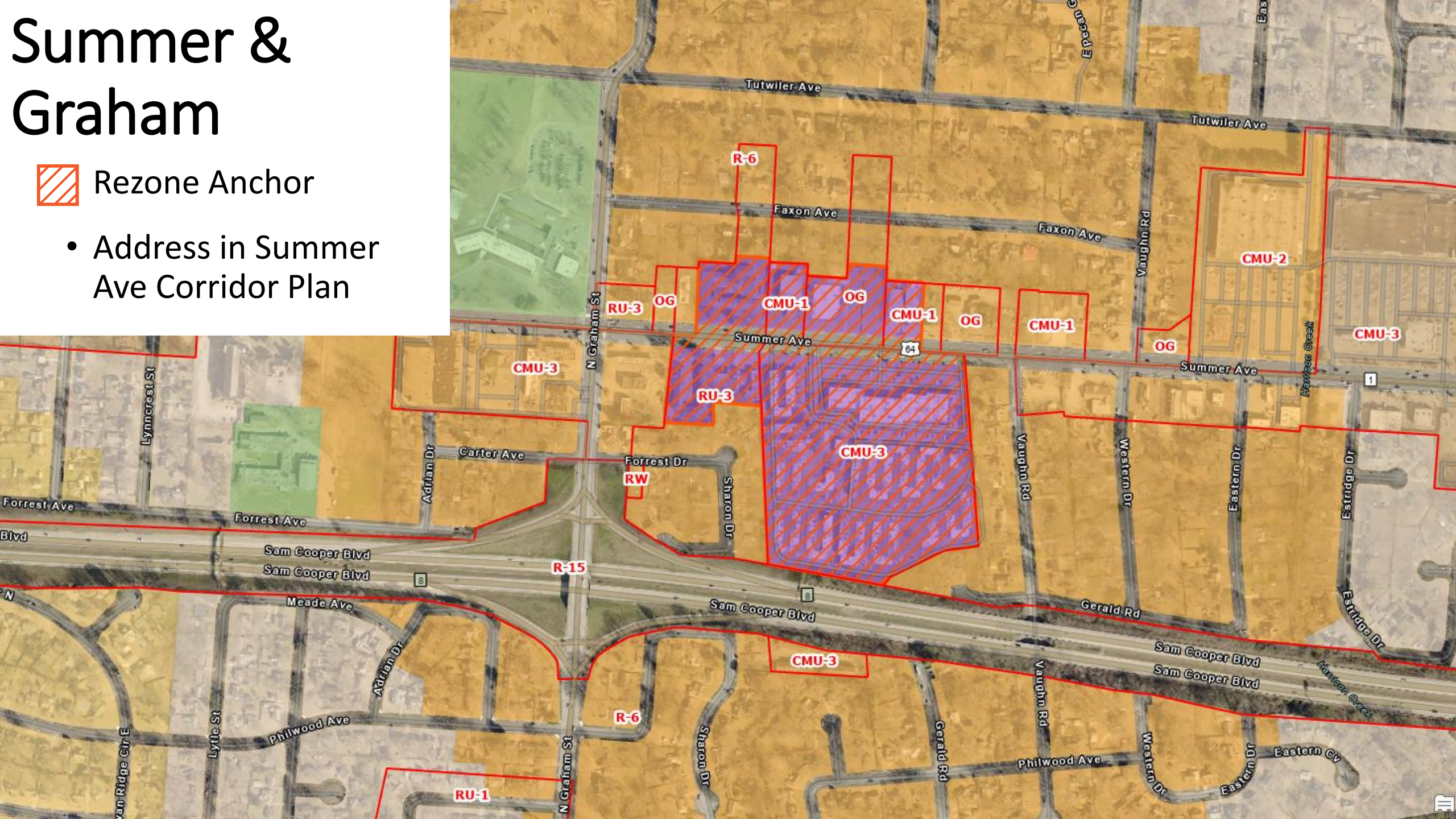




# Summer & Graham

 Rezone Anchor

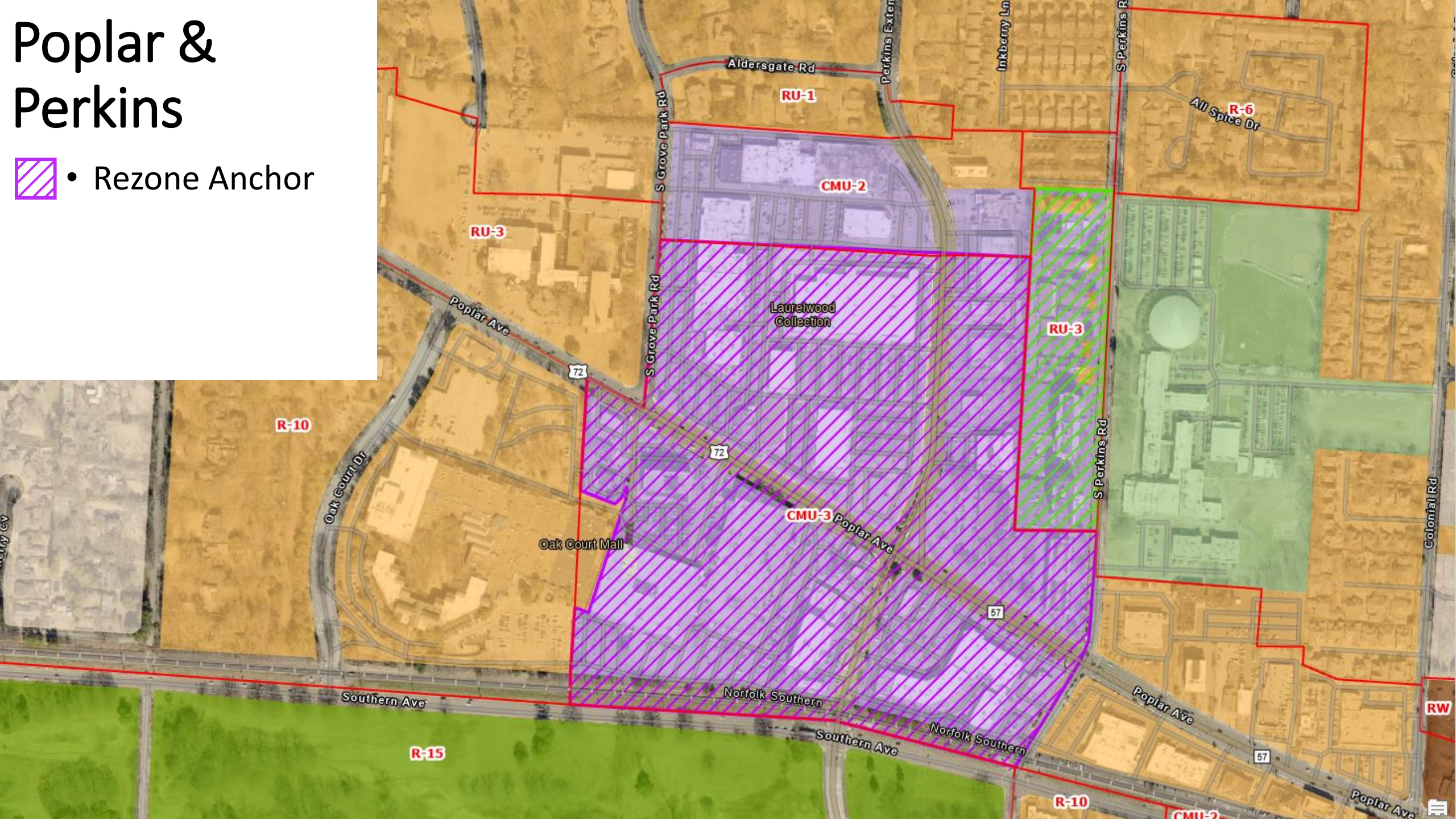
- Address in Summer Ave Corridor Plan





# Poplar & Perkins

 • Rezone Anchor






# Timeline

Pending approval of the initiating resolution:

- August 5, 2021 – file application with LUCB
- September 9, 2021 – LUCB hearing
- September 21, 2021 – First Reading
- October 5, 2021 – Second Reading
- October 19, 2021 – Third Reading

**Park & Getwell  
Rezoning**

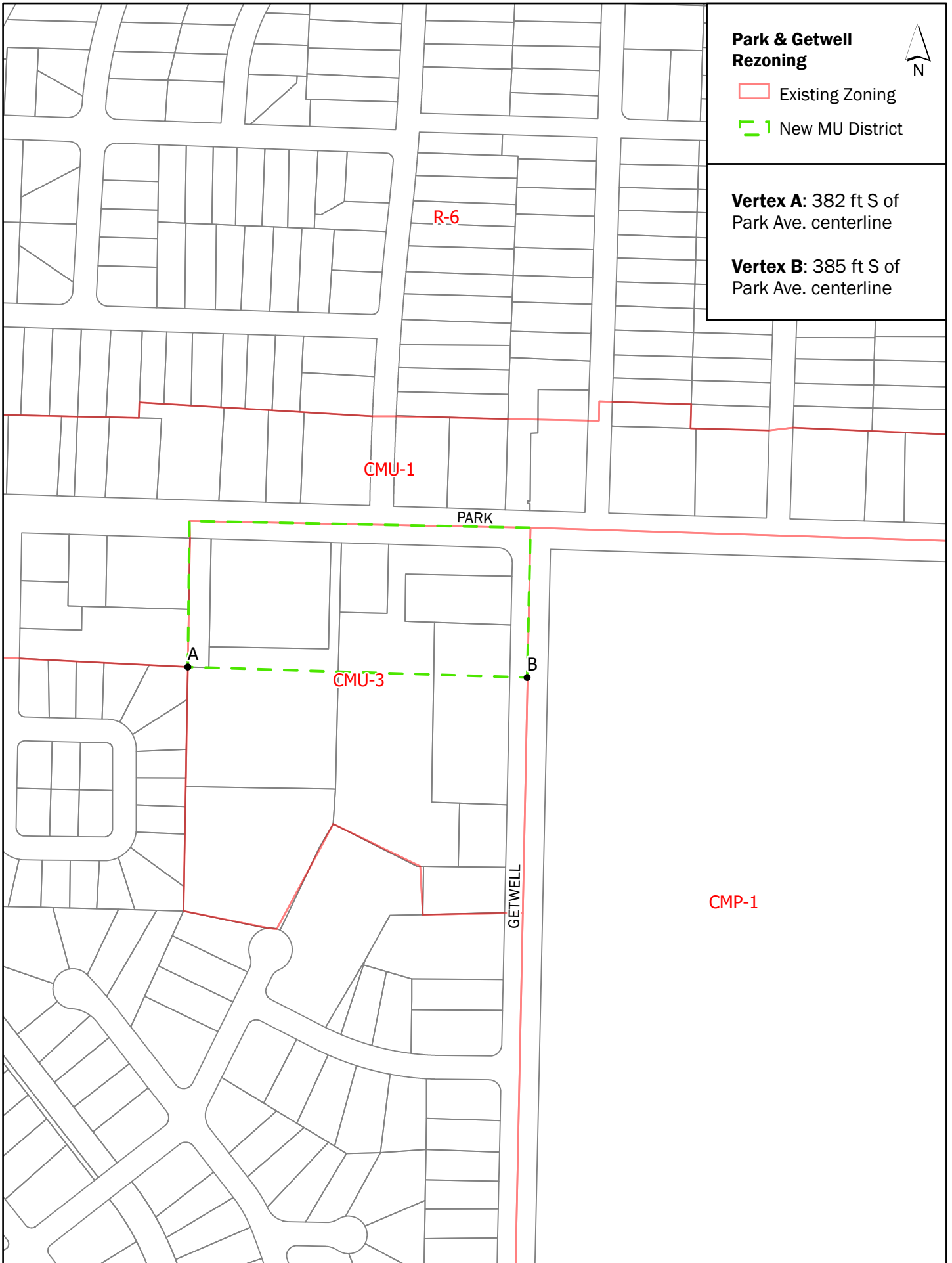


 Existing Zoning

 New MU District

**Vertex A:** 382 ft S of  
Park Ave. centerline




**Vertex B:** 385 ft S of  
Park Ave. centerline





### Whitehaven Plaza Rezoning



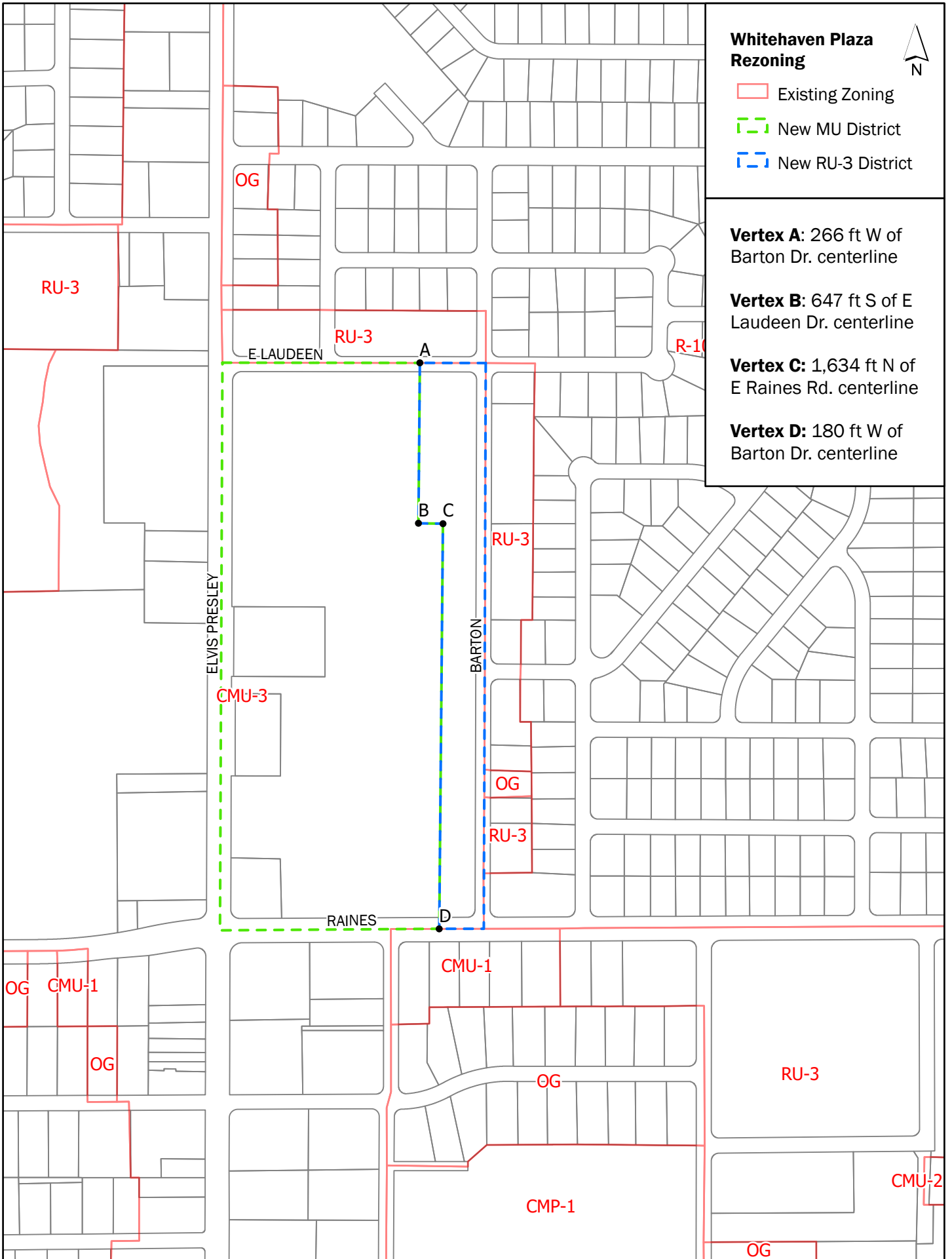
-  Existing Zoning
-  New MU District
-  New RU-3 District

**Vertex A:** 266 ft W of Barton Dr. centerline

**Vertex B:** 647 ft S of E Laudeen Dr. centerline

**Vertex C:** 1,634 ft N of E Raines Rd. centerline

**Vertex D:** 180 ft W of Barton Dr. centerline



**CITY OF MEMPHIS  
COUNCIL AGENDA CHECK OFF SHEET**

**ONE ORIGINAL  
ONLY STAPLED  
TO DOCUMENTS**

**Planning & Development  
DIVISION**

**Planning & Zoning COMMITTEE: 10/19/2021  
DATE  
PUBLIC SESSION: 10/19/2021  
DATE**

**ITEM (CHECK ONE)**

ORDINANCE      \_\_\_\_\_ CONDEMNATIONS      \_\_\_\_\_ GRANT ACCEPTANCE / AMENDMENT  
 \_\_\_\_\_ RESOLUTION      \_\_\_\_\_ GRANT APPLICATION       REQUEST FOR PUBLIC HEARING  
 \_\_\_\_\_ OTHER: \_\_\_\_\_

**ITEM DESCRIPTION:** An ordinance approving a comprehensive zoning change  
**CASE NUMBER:** Z 2021-11  
**LOCATION:** Citywide in 17 general areas  
**COUNCIL DISTRICTS:** Districts 2, 3, 4, 5, 6 and 7 and Super Districts 8 and 9  
**APPLICANT:** Division of Planning and Development  
**REPRESENTATIVES:** John Zeanah, Director  
**REQUEST:** Remove certain properties from the Commercial Mixed Use 3 (CMU-3), Employment (EMP), Residential Urban 1 (RU-1) and Residential Urban (RU-3) districts and place them within the Mixed Use (MU), Commercial Mixed Use 2 (CMU-2), Commercial Mixed Use 1 (CMU-1), Residential Urban 1 (RU-1), Residential Urban 3 (RU-3) and Residential Urban 4 (RU-4) districts  
**AREA:** +/- 490 acres  
**RECOMMENDATION:** The Division of Planning and Development recommended *Approval*  
 The Land Use Control Board recommended *Approval*  
**RECOMMENDED COUNCIL ACTION:** **Public Hearing Required; both newspaper and mailed notice required**  
 Set date for first reading – September 21, 2021  
 Adopt on third Reading – October 19, 2021

**PRIOR ACTION ON ITEM:**

(1) _____	APPROVAL - (1) APPROVED (2) DENIED
09/09/2021 _____	DATE
(1) Land Use Control Board _____	ORGANIZATION - (1) BOARD / COMMISSION (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE

**FUNDING:**

(2) _____	REQUIRES CITY EXPENDITURE - (1) YES (2) NO
\$ _____	AMOUNT OF EXPENDITURE
\$ _____	REVENUE TO BE RECEIVED

**SOURCE AND AMOUNT OF FUNDS**

\$ _____	OPERATING BUDGET
\$ _____	CIP PROJECT # _____
\$ _____	FEDERAL/STATE/OTHER

**ADMINISTRATIVE APPROVAL:**

	<u>DATE</u>	<u>POSITION</u>
_____	_____	PRINCIPAL PLANNER
_____	_____	DEPUTY ADMINISTRATOR
_____	_____	ADMINISTRATOR
_____	_____	DIRECTOR (JOINT APPROVAL)
_____	_____	COMPTROLLER
_____	_____	FINANCE DIRECTOR
_____	_____	CITY ATTORNEY
_____	_____	<b>CHIEF ADMINISTRATIVE OFFICER</b>
_____	_____	<b>COMMITTEE CHAIRMAN</b>

**NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENT  
TO THE ZONING MAP OF THE CITY OF MEMPHIS**

Notice is hereby given that a Public Hearing will be held by the City Council of the City of Memphis on Tuesday, \_\_\_\_\_ at 3:30 P.M., in the matter of amending the Zoning Map of the City of Memphis, being Chapter 28, Article IV of the Code of Ordinances, City of Memphis, Tennessee, as amended, as follows:

**CASE NUMBER:** Z 2021-11

**LOCATION:** Citywide in 17 general areas (see reverse side)

**COUNCIL DISTRICT(S):** Districts 2, 3, 4, 5, 6 and 7 and Super Districts 8 and 9

**APPLICANT:** Division of Planning and Development

**REPRESENTATIVE:** John Zeanah, Director

**REQUEST:** Remove certain properties from the Commercial Mixed Use 3 (CMU-3), Employment (EMP), Residential Urban 1 (RU-1) and Residential Urban (RU-3) districts and place them within the Mixed Use (MU), Commercial Mixed Use 2 (CMU-2), Commercial Mixed Use 1 (CMU-1), Residential Urban 1 (RU-1), Residential Urban 3 (RU-3) and Residential Urban 4 (RU-4) districts

**AREA:** +/-490 acres

---

**RECOMMENDATIONS:**

Memphis and Shelby County Division of Planning and Development: ***Approval***

Memphis and Shelby County Land Use Control Board: ***Approval***

**NOW, THEREFORE,** you will take notice that on Tuesday, October 19, 2021, at 3:30 p.m., the Council of the City of Memphis, Tennessee, will be in session to hear opposition against the making of such changes.

Please note video of this meeting will be streamed live on the City of Memphis' YouTube channel. The direct link is: <https://www.youtube.com/MemphisCityCouncil>

This case will also be heard at the Planning and Zoning Committee on the same day with the specific time to be determined prior to the meeting date and posted on the City of Memphis' website.

THIS THE \_\_\_\_\_, \_\_\_\_\_

**FRANK COLVETT JR.**  
**CHAIRMAN OF COUNCIL**

**ATTEST:**

**DYWUANA MORRIS**  
**CITY COMPTROLLER**

---

**TO BE PUBLISHED:**



## Memphis City Council Summary Sheet

### ***Z 2021-11***

- This is a Zoning Ordinance approving several zoning district reclassifications for properties throughout the city.
- This Ordinance is the product of a resolution passed by the Memphis City Council on July 20, 2021, which instructed the Division of Planning and Development to file an application to rezone certain parts of the city in an effort to match the zoning district classifications to the desired land uses of the Memphis 3.0 General Plan.
- This item is an Ordinance for reclassification of properties from the Commercial Mixed Use 3 (CMU-3) district to the Mixed Use (MU), Commercial Mixed Use 1 (CMU-1), Commercial Mixed Use 2 (CMU-2), Residential Urban 1 (RU-1), and Residential Urban 3 (RU-3) districts; properties from the Employment (EMP) district to the Residential Urban 4 (RU-4) districts; the Residential Urban 1 (RU-1) district to the Mixed Use (MU) district and the Residential Urban 3 (RU-3) district to the Residential Urban 4 (RU-4) district.
- The total acreage of the rezoning of this Ordinance is approximately 490 acres in 17 general areas of the city.
- Approval of this zoning district reclassification will be reflected on the Memphis and Shelby Counting Zoning Atlas; and
- No contracts are affected by this item; and
- No expenditure of funds/budget amendments are required by this item.



## **LAND USE CONTROL BOARD RECOMMENDATION**

At its regular meeting on **Thursday, Sept. 9, 2021**, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

**CASE NUMBER:** Z 2021-11

**LOCATION:** Citywide in 17 general areas

**COUNCIL DISTRICT(S):** Districts 2, 3, 4, 5, 6 and 7 and Super Districts 8 and 9

**APPLICANT:** Division of Planning and Development

**REPRESENTATIVE:** John Zeanah, Director

**REQUEST:** Remove certain properties from the Commercial Mixed Use 3 (CMU-3), Employment (EMP), Residential Urban 1 (RU-1) and Residential Urban (RU-3) districts and place them within the Mixed Use (MU), Commercial Mixed Use 2 (CMU-2), Commercial Mixed Use 1 (CMU-1), Residential Urban 1 (RU-1), Residential Urban 3 (RU-3) and Residential Urban 4 (RU-4) districts

**AREA:** +/-490 acres

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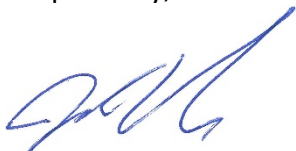
**The following spoke in support of the application:** John Zeanah

**The following spoke in opposition of the application:** Chelsea Rainey, Stephanie Walker, Lou Salameh, Carl Bond, Rick Smith, Marco Williams, General Williams and Devin Buford

The Land Use Control Board reviewed the application and the staff report. A motion was made and seconded to recommend approval of the application.

**The motion passed by a unanimous vote of 9-0 on the regular agenda.**

Respectfully,



Josh Whitehead  
Zoning Administrator  
Land Use and Development Services  
Division of Planning and Development

**ORDINANCE NO:** \_\_\_\_\_

**ZONING ORDINANCE AMENDING ORDINANCE NO. 5367 OF THE CODE OF ORDINANCES, CITY OF MEMPHIS, TENNESSEE, ADOPTED ON AUGUST 10, 2010, AS AMENDED, KNOWN AS THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE, SO AS TO MAKE CERTAIN CHANGES IN THE USE DISTRICTS PROVIDED IN SAID ORDINANCE**

---

**WHEREAS**, a proposed amendment to the Memphis and Shelby County Unified Development Code, being Ordinance No. 5367 of the Code of Ordinances, City of Memphis, Tennessee, as amended, has been submitted to the Memphis and Shelby County Land Use Control Board for its recommendation, designated as **Case Number: Z 2021-11**; and

**WHEREAS**, the Memphis and Shelby County Land Use Control Board has filed its recommendation and the Division of Planning and Development has filed its report and recommendation with the Council of the City of Memphis; and

**WHEREAS**, the Council of the City of Memphis has reviewed the aforementioned amendment pursuant to Tennessee Code Annotated Section 13-4-202(B)(2)(B)(iii) and has determined that said amendment is consistent with the Memphis 3.0 General Plan; and

**WHEREAS**, the provisions of the Code of Ordinances, City of Memphis, Tennessee, as amended, relating to the proposed amendment, have been complied with.

**NOW THEREFORE, BE IT ORDAINED, BY THE COUNCIL OF THE CITY OF MEMPHIS:**

**SECTION 1:**

**THAT**, the Memphis and Shelby County Unified Development Code, Ordinance No. 5367 of the Code of Ordinances, City of Memphis, as amended, be and the same hereby is amended with respect to Use Districts, as follows:

**BY TAKING THE FOLLOWING PROPERTIES LOCATED IN THE CITY OF MEMPHIS, TENNESSEE, OUT OF THE COMMERCIAL MIXED USE 3 (CMU-3) DISTRICT AND INCLUDING THEM IN THE MIXED USE (MU) DISTRICT:**

Parcel IDs

016057 00026	016057 00027	016058 00023	016058 00024C
016058 00026	016058 00027	017010 00009C	017010 00012
017010 00013	017010 00014	017010 00015C	017010 00017
017010 00018	017010 00019	017011 00001C	017011 00002C
017011 00004C	017011 00006C	017011 00008	017011 00009
017014 00001C	017014 00004C	017014 00007	017014 00008C
017014 00010C	017014 00012	017014 00013	017014 00014
017014 00015	017015 00010C	017015 00012	017015 00013C
017015 00015	017015 00016	017015 00017	017015 00021

017015 00022	021013 00013	021013 00014	021013 00015C
021015 00001C	021015 00003C	021015 00007C	021015 00018
021015 00019	021015 00020	021015 00021	021015 00022
021015 00023	021015 00024	021015 00025	021015 00026
021015 00027	021015 00028	021103 00001	021103 00002
021103 00003	021103 00004	021103 00005	021103 00006C
021103 00008	021103 00009	021103 00010	021103 00011
021103 00012	021103 00013	021103 00014	021103 00016C
021103 00017	021103 00018	021103 00036	021104 00014
021104 00015	021104 00016	021104 00017	021104 00018
021104 00019	021105 00017C	021106 00019	021106 00020
021106 00021	021107 00018C	028009 00031C	028009 00033
028011 00001	028011 00022C	028011 00025C	028012 00001
028012 00024C	028013 00001C	030027 00002	030028 00010C
030028 00013	030028 00014	030028 00015	030029 00011
030029 00012	030029 00013	030029 00014C	036002 00026C
036003 00001C	036008 00001	036008 00002	036008 00003
036008 00023	036009 00028	036009 00029C	042016 00009
042016 00010	042017 00013C	042017 00016	042017 00017
042018 00009	042018 00010	042018 00011	042018 00012
042018 00013	042018 00014C	042018 00031	042059 00002
042059 00003	042059 00004	042059 00005	042059 00017
042059 00018	042059 00019	042059 00020	042060 00016
042060 00019C	042061 00025	042061 00026	042061 00027
042061 00028	042061 00029	058056 00084	058056 00094
058056 00100	078101 00002	078101 00004C	078101 00011
078101 00012	084023 00036	084023 00039C	084023 00042C
084023 00043	084023 00044	084023 00137	084023 00138
084023 00139	085026 00073	085026 00074	085026 00075C
085026 00077	085026 00086	085026 00087	085026 00088
085026 00089			

**BY TAKING THE FOLLOWING PORTIONS OF PROPERTIES LOCATED IN THE CITY OF MEMPHIS, TENNESSEE, OUT OF THE COMMERCIAL MIXED USE 3 (CMU-3) DISTRICT AND INCLUDING THEM IN THE MIXED USE (MU) DISTRICT:**

Parcel ID 042059 00008C: The area of the parcel that is currently within the CMU-3 district; the area of the parcel that is currently within the CMU-1 district shall remain unchanged.

Parcel ID 058056 00086: The area of the parcel that is 385 feet south of the centerline of Park Avenue.

Parcel ID 058056 00095: The area of the parcel that is 385 feet south of the centerline of Park Avenue.

Parcel ID 058056 00099: The area of the parcel that is 385 feet south of the centerline of Park Avenue.

**BY TAKING THE FOLLOWING PROPERTIES LOCATED IN THE CITY OF MEMPHIS, TENNESSEE, OUT OF THE COMMERCIAL MIXED USE 3 (CMU-3) DISTRICT AND INCLUDING THEM IN THE COMMERCIAL MIXED USE 2 (CMU-2) DISTRICT:**

Parcel IDs

077027 00012	077027 00013	077027 00015	077027 00016
077027 00017	077027 00018C	077027 00020	077027 00058
077027 00059	077044 00012	077044 00013	077044 00014
077044 00015	077044 00016	077044 00018	077044 00019
077044 00032	077044 00033	077044 00034	079001 00005
079001 00013	079001 00014	079001 00015C	079001 00016
079001 00017			

**BY TAKING THE FOLLOWING PROPERTIES LOCATED IN THE CITY OF MEMPHIS, TENNESSEE, OUT OF THE COMMERCIAL MIXED USE 3 (CMU-3) DISTRICT AND INCLUDING THEM IN THE COMMERCIAL MIXED USE 1 (CMU-1) DISTRICT:**

Parcel IDs

007016 00022	007016 00023	007016 00024	007016 00025
007016 00026	007016 00027	007016 00028	007016 00031
007016 00032	007016 00033	007016 00034	007016 00035C
007016 00038	007017 00002C	007017 00010	007017 00010Z
007017 00011	007017 00011Z	007017 00012	007017 00012Z
007017 00013	007017 00013Z	007017 00014C	007018 00012
007018 00013	007018 00014C	007018 00016	007018 00017C
007018 00020	007020 00001C	007020 00003C	007020 00007
007020 00008	007020 00009	007020 00010	007020 00011
007020 00013C	007021 00001	007021 00002	007021 00003C
007021 00007C	007021 00010	007021 00011	007021 00012
007021 00013	007021 00014	007021 00015C	007022 00003
007022 00004	007022 00005	007022 00021	007022 00022
015001 00071	016057 00024	016057 00025	016058 00020
016058 00021	016058 00022	016058 00028	016058 00029
017003 00009	017003 00010C	017003 00012	017004 00007
017005 00020	017005 00021	017005 00022	017005 00022Z
017005 00023	017005 00024	017008 00003	017008 00004
017008 00005	017008 00006	017008 00007	017009 00006
017009 00007	017009 00008	017009 00009	017009 00010
017009 00011	017009 00012	017010 00005	017010 00006
017010 00008	017010 00024	017011 00010C	017014 00016
017014 00017	017014 00018	017014 00019	017015 00001C
017016 00001C	017016 00014	017016 00016C	017016 00017
017016 00018	017017 00024C	017017 00030	017022 00009
017022 00010C	017022 00012	017022 00013	017022 00014
017022 00015	017022 00016	017022 00017	017022 00018
017022 00019	017022 00020	017022 00021	017023 00001



017023 00002	017023 00003	017023 00004	017023 00005
017024 00001	017024 00002	017024 00003	017024 00004
017030 00001	017030 00002	017030 00003	017030 00004
017030 00005	017030 00006	017030 00031	017031 00042
017031 00043	017031 00044	017031 00045	017031 00046
017031 00047	017031 00049C	017031 00051	017031 00052
017031 00055	017031 00056	020086 00001	021012 00014C
021012 00021C	021012 00023	021012 00047	021014 00005
021014 00006	021023 00001	021023 00002	021023 00003
021023 00004	021023 00005	021023 00006	021023 00007
021024 00018	021024 00022	021028 00019	021028 00020
021028 00021	021028 00022	021029 00010	021029 00011
021029 00012	021029 00013	021029 00014	021029 00015C
021029 00024	021029 00028C	021088 00018	021088 00019
021088 00020	021088 00021	021089 00019	021089 00020
021089 00021	021089 00022	021090 00015C	021090 00017
021092 00016	021092 00018C	021092 00046	021092 00047
021093 00002	021093 00003	021093 00004	021093 00005C
021093 00028	021093 00029	021093 00030	021093 00031
029046 00019	029046 00020C	029046 00024	029046 00025
029047 00012	029047 00014	029047 00026	029047 00027
029048 00002	029048 00003	029048 00004	029048 00005
029048 00006	029048 00007	029048 00008	029048 00009
029048 00010	029048 00011	029048 00012	029048 00013
029048 00014C	029048 00017	029048 00018	029048 00019
029048 00020	029048 00021	029049 00006C	029049 00008
029050 00001C	029050 00003	029050 00004	029050 00005
029050 00006	029051 00001	029051 00030	029054 00001
029054 00032	029054 00033	029054 00034	031072 00001
031072 00002	035003 00001C	035003 00003C	035004 00001C
035004 00007	035004 00008	035004 00009C	035004 00025
035004 00026C	037028 00018C	037028 00022	037028 00041
037044 00014	037044 00015C	038001 00001C	038025 00001
038025 00002	038025 00003	038025 00004	038025 00005
038025 00006	038025 00007	038025 00008	038025 00009
038025 00010	038025 00011	038025 00012	038025 00013
038025 00014	043052 00001	043052 00017	043052 00018
043053 00001	043053 00015	043054 00001	043054 00002C
043055 00001	043055 00027C	043055 00029	043056 00001C
043056 00034C	043057 00001	043057 00034	043058 00001C
043059 00058C	043060 00001C	043060 00044	043060 00045
043060 00046	043060 00047	043061 00002C	043061 00019C
044007 00007	047021 00004C	047021 00009	047021 00010
047021 00016	047022 00004	047022 00005	047058 00005C
047059 00015	047061 00014	047061 00038	047061 00039

047061 00091	047061 00092	047061 00093	050069 00007
050069 00008	050069 00015C	050069 00016	050074 00005
050074 00006	050074 00007C	050075 00005C	050075 00012C
050075 00013	050075 00014C	050086 00001	050086 00002
050086 00003	050087 00001	050087 00003	050088 00025
050124 00043C	050124 00045	051019 00015C	051019 00018
051019 00024	051019 00025	051019 00026	051019 00027
051019 00028	051019 00029C	051019 00030	051019 00033C
052077 00002Z	052077 00004C	059016 00099	059016 00122
059016 00123	059017 00040	059021 00008	059021 00009
060031 00031	060032 00061C	060168 00001	060168 00002
060168 00003C	060168 00006	060168 00008	060168 00009
060169 00014	060169 00015C	060169 00018	060169 00019
061001 00001	061001 00028	061001 00029	061001 00030
061002 00001	061002 00035	061002 00036	061002 00037
061002 00038	061003 00001	061003 00029	061003 00030
061003 00031	061004 00001C	061004 00035C	061004 00037C
061004 00047	061004 00048	061004 00049	061004 00058
061004 00059	061004 00060	061004 00061	061004 00071
061004 00072	061004 00077	072024 00012C	075116 00001
075116 00003Z	075116 00011	075116 00012	075116 00013C
075147 00012	075147 00014	075147 00029C	075150 00074
075150 00075	075150 00076	075150 00077	075150 00078
075150 00079C	075150 00081	075150 00082	075150 00083
075150 00084	075150 00085	075156 00082	075171 00109
075171 00134	076001 00067	076001 00068	076001 00069
076001 00070	076001 00071	076001 00072	076001 00073
076001 00074	076001 00075	076001 00076	076001 00078C
076001 00081	076001 00090	076034 00001	076034 00057
076034 00058	076034 E00001	076034 E00002	076034 E00003
076034 E00005	076034 E00006	076034 E00007	076034 E00082
076034 E00083	076034 E00084	076034 E00088	076034 E00090
077043 00029	077043 00030	077043 00031	077043 00032C
077045 00025	077045 00026C	077045 00028	077045 00029C
077045 00059	077046 00025C	077046 00030	077046 00058
077046 00059	077046 00060	079003 00019	079003 00022
079003 00023	079003 00024	079003 00025	079003 00030C
079003 00031	079003 00032	079003 00037	079003 00038
079003 00039	079003 00040	079003 00043C	082044 00010
082044 00011	082044 00012	082045 00001	082045 00002
082045 00046	083022 00003	085026 00050C	085026 00052
085026 00053	085026 00055	085026 00056	085026 00057
085026 00058C	085026 00061	085026 00085	088001 00001C
088001 00004C	088001 00005	088001 00007	088001 00008
088001 00010	088002 00001	088002 00002	088002 00003C

088002 00007C	088004 00002	088004 00003	088004 00004
088004 00005	088004 00006C	088004 00008	088004 00009
088004 00010	088005 00003C	088005 00005	088005 00006
088005 00007	088005 00008C	088006 00001	088006 00002C
088006 00004C	088006 00006	088006 00007	088006 00008C
088006 00009	088006 00011	088006 00012	088006 00013C
088006 00015	088007 00001	088007 00002	088007 00003
088007 00016	088007 00017	088007 00018	088007 00019
088007 00020C	088007 00023	088007 00025	088007 00026
088007 00027	088007 00028	088007 00029	088032 00119C

**BY TAKING THE FOLLOWING PROPERTIES LOCATED IN THE CITY OF MEMPHIS, TENNESSEE, OUT OF THE COMMERCIAL MIXED USE 3 (CMU-3) DISTRICT AND INCLUDING THEM IN THE RESIDENTIAL URBAN 1 (RU-1) DISTRICT:**

Parcel IDs

047063 00032	047063 00033	047071 00016	047071 00017
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**BY TAKING THE FOLLOWING PROPERTIES LOCATED IN THE CITY OF MEMPHIS, TENNESSEE, OUT OF THE COMMERCIAL MIXED USE 3 (CMU-3) DISTRICT AND INCLUDING THEM IN THE RESIDENTIAL URBAN 3 (RU-3) DISTRICT:**

Parcel IDs

059021 00050	059021 00052	088003 00001	088003 00002
088003 00003	088003 00005	088003 00006	088003 00007C
088032 00124	088032 00126	088032 00142	088032 00143

**BY TAKING THE FOLLOWING PORTIONS OF PROPERTIES LOCATED IN THE CITY OF MEMPHIS, TENNESSEE, OUT OF THE COMMERCIAL MIXED USE 3 (CMU-3) DISTRICT AND INCLUDING THEM IN THE RESIDENTIAL URBAN 3 (RU-3) DISTRICT:**

Parcel ID 088032 00127: The area of the parcel that is currently within the CMU-3 district; the area of the parcel that is currently within the FW district shall remain unchanged.

**BY TAKING THE FOLLOWING PROPERTIES LOCATED IN THE CITY OF MEMPHIS, TENNESSEE, OUT OF THE EMPLOYMENT (EMP) DISTRICT AND INCLUDING THEM IN THE RESIDENTIAL URBAN 4 (RU-4) DISTRICT:**

Parcel IDs

007006 00010	007007 00001	007007 00002	007007 00003
007007 00004C	007007 00012	007007 00014	007007 00016
007008 00029	007008 00032	007008 00034	007008 00036C
007008 00042	007009 00014	007009 00015	007013 00009
007013 00010	007013 00011	007013 00012	007013 00013

007013 00014	007013 00015	007013 00016C	007013 00018
007013 00020	007013 00024	007013 00026	007013 00028
007013 00029	007014 00008	007014 00009	007014 00010
007014 00011	007014 00013C	007014 00018	007015 00001Z
007015 00002C	007015 00005	007015 00013	007015 00014
007015 00015	007015 00016	007015 00017	007015 00018
007015 00019	007015 00020	007015 00021	007015 00022
007015 00023	007015 00024	007015 00026	007015 00027
007015 00028	007015 00029	007016 00003	007016 00004
007016 00005	007016 00006	007016 00007	007016 00008
007016 00009	007016 00010	007016 00011	007016 00012
007016 00013	007016 00014	007016 00015	007016 00016
007016 00017	007016 00018	007016 00019	007016 00020C
007017 00001	007017 00015	007017 00015Z	007018 00001
007018 00002	007018 00003	007018 00004	007018 00005
007018 00006	007018 00007	007018 00008	007018 00009
007018 00010	007018 00011	007018 00021	007018 00022
007024 00001	007024 00001Z	007024 00003	007024 00004
007025 00001	007025 00002	007025 00003	007030 00005Z
007030 00007	007030 00008	007030 00009	007030 00010

**BY TAKING THE FOLLOWING PROPERTIES LOCATED IN THE CITY OF MEMPHIS, TENNESSEE, OUT OF THE RESIDENTIAL URBAN 1 (RU-1) DISTRICT AND INCLUDING THEM IN THE MIXED USE (MU) DISTRICT:**

Parcel IDs

042016 00011
042016 00012

**BY TAKING THE FOLLOWING PROPERTIES LOCATED IN THE CITY OF MEMPHIS, TENNESSEE, OUT OF THE RESIDENTIAL URBAN 3 (RU-3) DISTRICT AND INCLUDING THEM IN THE RESIDENTIAL URBAN 4 (RU-4) DISTRICT:**

Parcel IDs

007008 00030C
007016 00001
007016 00002

**THE PARCELS LISTED ABOVE ARE GRAPHICALLY ILLUSTRATED IN THE MAPS, ATTACHED HERETO.**

**SECTION 2:**

**THAT,** the Zoning Administrator of the Division of Planning and Development be, and is hereby directed to make the necessary changes in the Official Use District Maps to conform to the changes herein



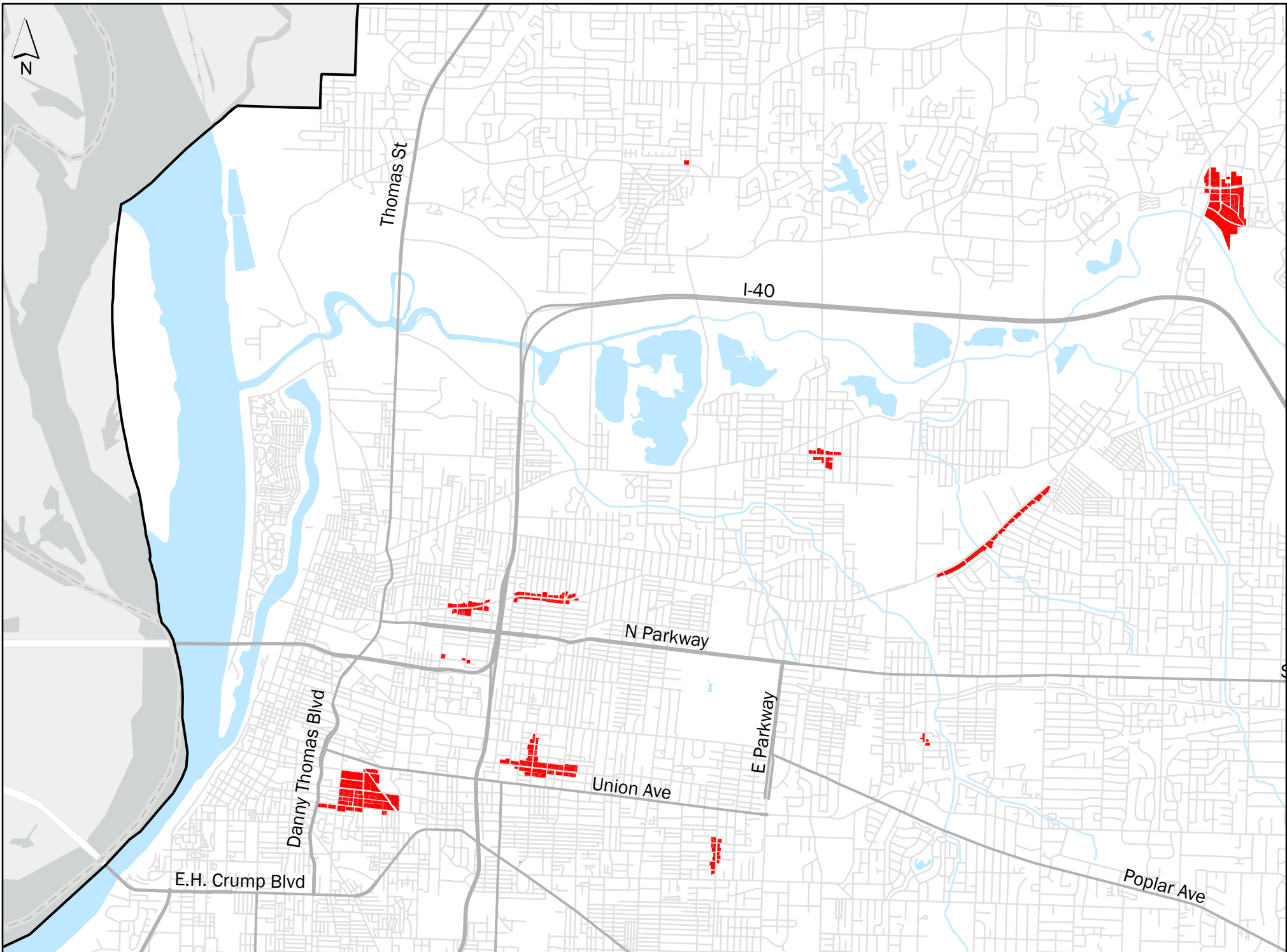
made; that all official maps and records of the Memphis and Shelby County Land Use Control Board and the City of Memphis be, and they hereby are, amended and changed so as to show the aforementioned amendment of the said Zoning Ordinance.


**SECTION 3:**

**THAT**, this ordinance 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 the Mayor in writing by the comptroller, and become effective as otherwise provided by law.

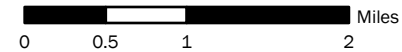
**ATTEST:**

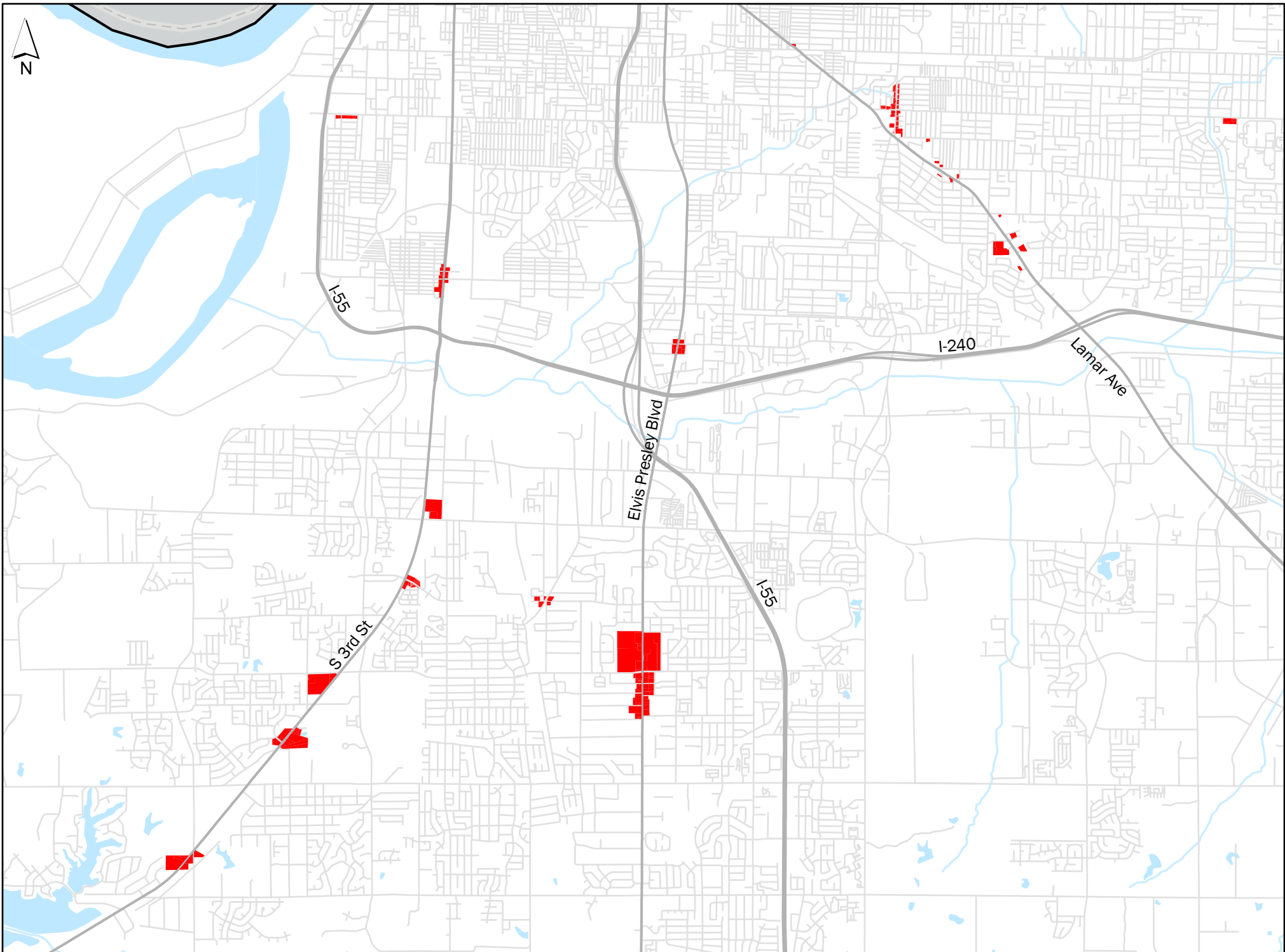
**CC: Division of Planning and Development  
– Land Use and Development Services  
– Office of Construction Enforcement  
Shelby County Assessor**




 Rezone Parcels

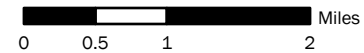
Z 2021-11 Comprehensive Rezoning - 1 of 2 (North)





 Rezone Parcels

Z 2021-11 Comprehensive Rezoning - 2 of 2 (South)

 Miles







## Memphis City Council Summary Sheet

*Z 21-10*

Zoning Ordinance approving a zoning district reclassification for the subject property located at Sara Holmes Property, 0 Tchulahoma Road:

- This item is an ordinance for reclassification from Conservation Agriculture (CA) to Employment (EMP) at the aforementioned location; and
- Approval of this zoning district reclassification will be reflected on the Memphis and Shelby Counting Zoning Atlas; and
- No contracts are affected by this item; and
- No expenditure of funds/budget amendments are required by this item.

**ORDINANCE NO:** \_\_\_\_\_

**ZONING ORDINANCE AMENDING ORDINANCE NO. 5367 OF THE CODE OF ORDINANCES, CITY OF MEMPHIS, TENNESSEE, ADOPTED ON AUGUST 10, 2010, AS AMENDED, KNOWN AS THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE, SO AS TO MAKE CERTAIN CHANGES IN THE USE DISTRICTS PROVIDED IN SAID ORDINANCE**

---

**WHEREAS**, a proposed amendment to the Memphis and Shelby County Unified Development Code, being Ordinance No. 5367 of the Code of Ordinances, City of Memphis, Tennessee, as amended, has been submitted to the Memphis and Shelby County Land Use Control Board for its recommendation, designated as **Case Number: Z 21-10**; and

**WHEREAS**, the Memphis and Shelby County Land Use Control Board has filed its recommendation and the Division of Planning and Development has filed its report and recommendation with the Council of the City of Memphis; and

**WHEREAS**, the Council of the City of Memphis has reviewed the aforementioned amendment pursuant to Tennessee Code Annotated Section 13-4-202(B)(2)(B)(iii) and has determined that said amendment is consistent with the Memphis 3.0 General Plan; and

**WHEREAS**, the provisions of the Code of Ordinances, City of Memphis, Tennessee, as amended, relating to the proposed amendment, have been complied with.

**NOW THEREFORE, BE IT ORDAINED, BY THE COUNCIL OF THE CITY OF MEMPHIS:**

**SECTION 1:**

**THAT**, the Memphis and Shelby County Unified Development Code, Ordinance No. 5367 of the Code of Ordinances, City of Memphis, as amended, be and the same hereby is amended with respect to Use Districts, as follows:

**BY TAKING THE FOLLOWING PROPERTY OUT OF THE CONSERVATION AGRICULTURE (CA) USE DISTRICT AND INCLUDING IT IN THE EMPLOYMENT (EMP) USE DISTRICT.**

The following property located in the City of Memphis, Tennessee being more particularly described as follows:

**COMBINATION LEGAL DESCRIPTION OF ALL 4 PARCELS**

BEING A DESCRIPTION OF PART OF THE EULA HOLMES SANDERS, et al, PROPERTY DESCRIBED IN QUIT CLAIM INSTRUMENT NO. ED 7131, THE JEAN VARGO, et vir, PROPERTY DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 2012478 AND THE MIGUEL MONTOYA WARRANTY DEED INSTRUMENT NO. 19122543 ALL OF RECORD IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE AND ALL BEING LOCATED IN MEMPHIS, SHELBY COUNTY TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SURVEYORS NAIL FOUND AT THE INTERSECTION OF THE CENTER OF TCHULAHOMA ROAD AND THE ACCEPTED TENNESSEE/ MISSISSIPPI STATE LINE AS PLATTED AND SAID POINT BEING THE SOUTHEAST CORNER OF SAID VARGO TRACT WITH TENNESSEE STATE PLANE COORDINATE SYSTEM VALUES (NAD 83) OF 264743.96 NORTH AND 783873.93 EAST; THENCE NORTH 87 DEGREES, 03 MINUTES, 27 SECONDS WEST ALONG THE ACCEPTED TENNESSEE/MISSISSIPPI STATE LINE 730.51 FEET TO THE SOUTHWEST CORNER OF SAID VARGO TRACT AND BEING THE SOUTHEAST CORNER OF THE REMAINDER OF SAID SANDERS TRACT; THENCE NORTH 87 DEGREES, 02 MINUTES, 20 SECONDS WEST ALONG THE SOUTH LINE OF SAID SANDERS TRACT AND THE ACCEPTED TENNESSEE/MISSISSIPPI STATE LINE A DISTANCE OF 1481.68 FEET TO AN IRON PIN SET BEING THE SOUTHEAST CORNER OF THE MEMPHIS AND SHELBY COUNTY AIRPORT AUTHORITY TRACT RECORDED IN WARRANTY DEED INSTRUMENT NO. FK6971. THENCE ALONG THE EASTERLY LINE OF SAID AIRPORT TRACT AND WEST LINE OF SAID SANDERS TRACT NORTH 02 DEGREES, 07 MINUTES, 52 SECONDS EAST FOR A DISTANCE OF 1126.83 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF THE DUNHAM & YOW INVESTMENTS TRACT AS RECORDED IN INSTRUMENT NO. GW 8876; THENCE SOUTH 87 DEGREES, 11 MINUTES, 57 SECONDS EAST ALONG THE SOUTH LINE OF SAID YOW TRACT AND THE NORTH LINE OF SAID SANDERS TRACT A DISTANCE OF 1593.70 FEET TO THE NORTHWEST CORNER OF THE MIGUEL MONTOYA TRACT AS RECORDED IN WARRANTY DEED OF RECORD IN INSTRUMENT NO. 19122543; THENCE SOUTH 87 DEGREES 22 MINUTES 39 SECONDS EAST ALONG MONTOYA'S NORTH LINE 861.85 FEET TO THE WEST LINE OF TCHULAHOMA ROAD PER THE MONTYOYA DEED; THENCE SOUTH 02 DEGREES, 37 MINUTES, 21 SECONDS WEST ALONG SAID LINE 200.00 FEET TO AN OFFSET POINT BEING AT THE SOUTHEAST CORNER OF SAID MONTOYA TRACT AND IN THE NORTH LINE OF THE SAID SANDER'S TRACT; THENCE SOUTH 87 DEGREES 07 MINUTES 13 SECONDS EAST ALONG THE NORTH LINE OF SAID SANDER'S TRACT 32.89 TO A NAIL SET IN THE CENTER OF TCHULAHOMA ROAD; THENCE ALONG THE CENTER OF TCHULAHOMA ROAD THE FOLLOWING COURSES: SOUTH 10 DEGREES 44 MINUTES, 22 SECONDS WEST FOR A DISTANCE OF 174.16 FEET; THENCE, SOUTH 13 DEGREES 00 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 653.70 FEET; THENCE SOUTHWARDLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3336.72 FEET, LENGTH OF 206.46 FEET, AND DELTA ANGLE OF 3°32'43" (CHORD BEARING AND DISTANCE = SOUTH 14 DEGREES, 46 MINUTES, 30 SECONDS WEST 206.42 FEET TO THE NORTHEAST CORNER OF SAID VARGO TRACT; THENCE, CONTINUING ALONG THE EAST LINE OF THE VARGO TRACT AND APPROXIMATE CENTER OF TCHULAHOMA ROAD THE FOLLOWING 3 COURSES: SOUTH 15 DEGREES, 17 MINUTES, 30 SECONDS WEST 23.19 FEET; SOUTH 17 DEGREES, 11 MINUTES, 27 SECONDS 123.80 FEET; SOUTH 18 DEGREES, 09 MINUTES, 27 SECONDS WEST 150.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,559,238 SQUARE FEET OR 81.71 ACRES, MORE OR LESS, SUBJECT TO THE PUBLIC RIGHT-OF-WAY ALONG TCHULAHOMA ROAD.

NOTES:

ALL DEED REFRENCES ARE RECORDED IN THE REGIISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

BEARINGS ARE BASED UPON THE TENNESSEE STATE PLANE GRID COORDINATE SYSTEM (NAD83).

**SECTION 2:**

**THAT**, the Zoning Administrator of the Division of Planning and Development be, and is hereby directed to make the necessary changes in the Official Use District Maps to conform to the changes herein made; that all official maps and records of the Memphis and Shelby County Land Use Control Board and the City of Memphis be, and they hereby are, amended and changed so as to show the aforementioned amendment of the said Zoning Ordinance.

**SECTION 3:**

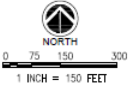
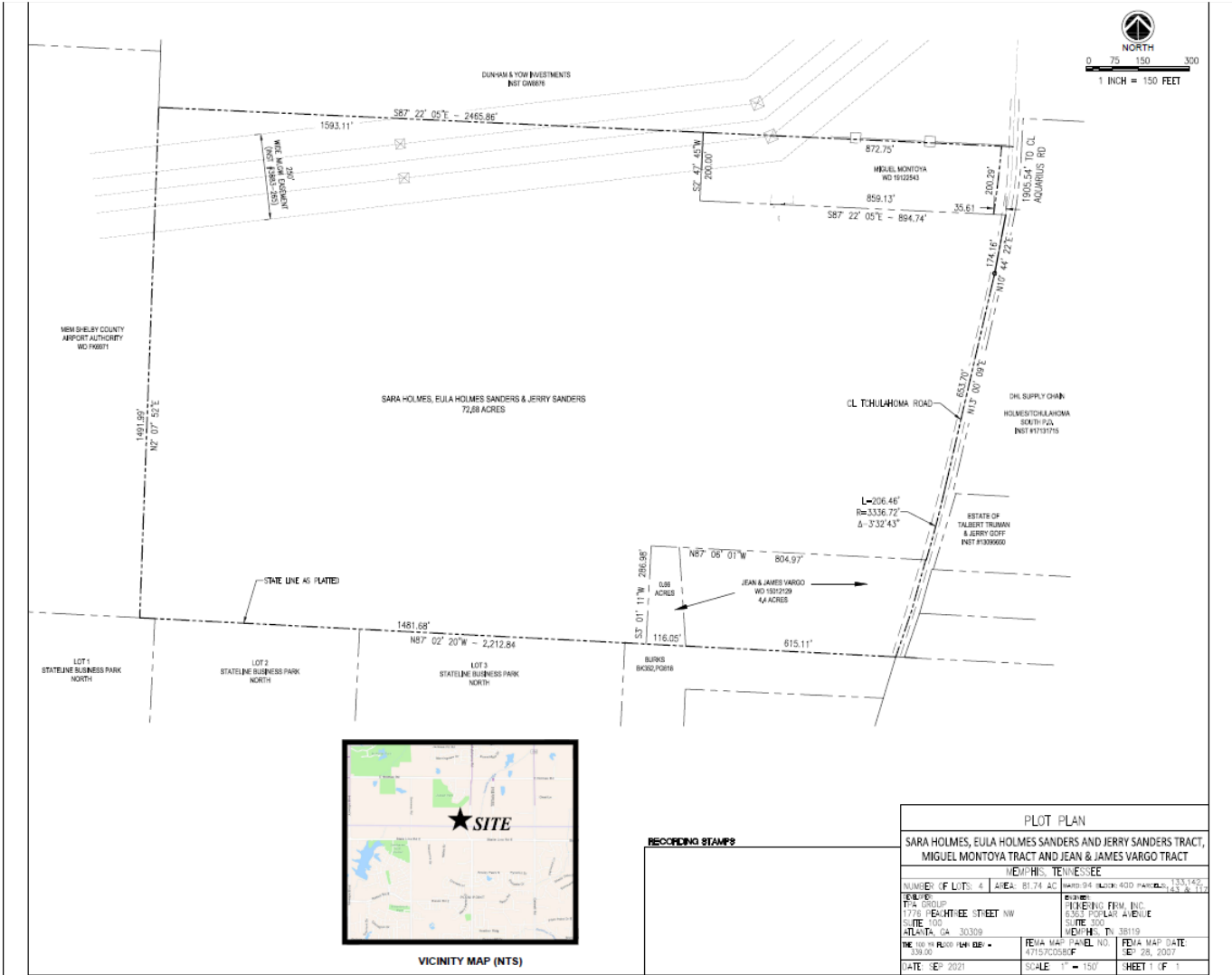
**THAT**, this ordinance take effect from and after the date it shall have been passed by the Council, signed by the Chairman of the Council, certified and delivered to the Office of the Mayor in writing by the comptroller, and become effective as otherwise provided by law.

**ATTEST:**

**CC: Division of Planning and Development  
– Land Use and Development Services  
– Office of Construction Enforcement  
Shelby County Assessor**



# PLOT PLAN (ALL 4 PARCELS)



**RECORDING STAMPS**

Blank area for recording stamps.

PLOT PLAN			
SARA HOLMES, EULA HOLMES SANDERS AND JERRY SANDERS TRACT, MIGUEL MONTOYA TRACT AND JEAN & JAMES VARGO TRACT			
MEMPHIS, TENNESSEE			
NUMBER OF LOTS: 4	AREA: 81.74 AC	UNAPPORTIONED PARCELS: 4, 3 & 11	
OWNER: TPA GROUP	1775 HEATHREE STREET NW	OWNER: FULFORD FIRM, INC.	6365 POPULAR AVENUE
SITE: 100	ATLANTA, GA 30309	SITE: 300	MEMPHIS, TN 38119
PREPARED BY: [Signature]	DATE: SEP 2021	SCALE: 1" = 150'	SHEET 1 OF 1

## **LAND USE CONTROL BOARD RECOMMENDATION**

At its regular meeting on *Thursday, September 9, 2021*, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

**CASE NUMBER:** Z 21-10

**LOCATION:** West side of Tchulahoma, about 1900 feet south of Aquarius

**COUNCIL DISTRICT(S):** District 3, Super District 8 – Positions 1, 2, and 3

**OWNER/APPLICANT:** Sarah Holmes et al./TPA Ventures

**REPRESENTATIVE:** Dedrick Brittenum, Jr

**REQUEST:** Employment (EMP) District

**EXISTING ZONING:** Conservation Agriculture (CA) District

**AREA:** +/-81.76 acres (this includes parcels 094400 00143 (.66 acres) & 094100 00117 (4.4 acres) to the south and 094400 00133 (4.4 acres) to the north

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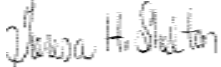
**The following spoke in support of the application:** Dedrick Brittenum and Marty Lipinski

**The following spoke in opposition of the application:** Jim Vargo, Jamie Fryson, and Sharon Jones

The Land Use Control Board reviewed the application and the staff report. A motion was made and seconded to recommend approval of the application.

**The motion passed by a unanimous vote of 9-0.**

Respectfully,



Teresa H. Shelton  
Municipal Planner  
Land Use and Development Services  
Division of Planning and Development

Cc: Committee Members  
File

**AGENDA ITEM:** 7

**CASE NUMBER:** Z 21-10 **L.U.C.B. MEETING:** September 9, 2021

**LOCATION:** Sara Holmes Property, 0 Tchulahoma Road

**COUNCIL DISTRICT:** District 3 and Super District 8 – Positions 1, 2, and 3

**OWNER/APPLICANT:** Sarah Holmes et al./TPA Ventures

**REPRESENTATIVE:** Dedrick Brittenum, Jr

**REQUEST:** Rezoning of 72.7 acres on west side of Tchulahoma, about 1900 feet south of Aquarius, from Conservation Agriculture (CA) to Employment (EMP).

**AREA:** +/-81.76 acres (this includes parcels 094400 00143 (.66 acres) & 094100 00117 (4.4 acres) to the south and 094400 00133 (4.4 acres) to the north

**EXISTING ZONING:** Conservation Agriculture (CA)

## CONCLUSIONS

1. The applicant is requesting a zoning reclassification of property to be included in the Employment (EMP) District to allow for light industrial.
2. The purpose of this request is to build a Distribution Warehouse Fulfillment Center.
3. Since last month the applicant has south to secure purchase contracts on the residential properties immediately to the north and south of the property originally designated for rezoning.

## CONSISTENCY WITH MEMPHIS 3.0

This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 12-14 of this report.

## RECOMMENDATION

*Approval*

**GENERAL INFORMATION**

**Street Frontage:** Tchulahoma Road +/-974.7 curvilinear feet  
**Zoning Atlas Page:** 2535  
**Parcel ID:** 094400 00142  
**Existing Zoning:** Conservation Agriculture (CA)

**NEIGHBORHOOD MEETING**

Not required, zoning change is in compliance with the Memphis Airport Area Land Use Study.

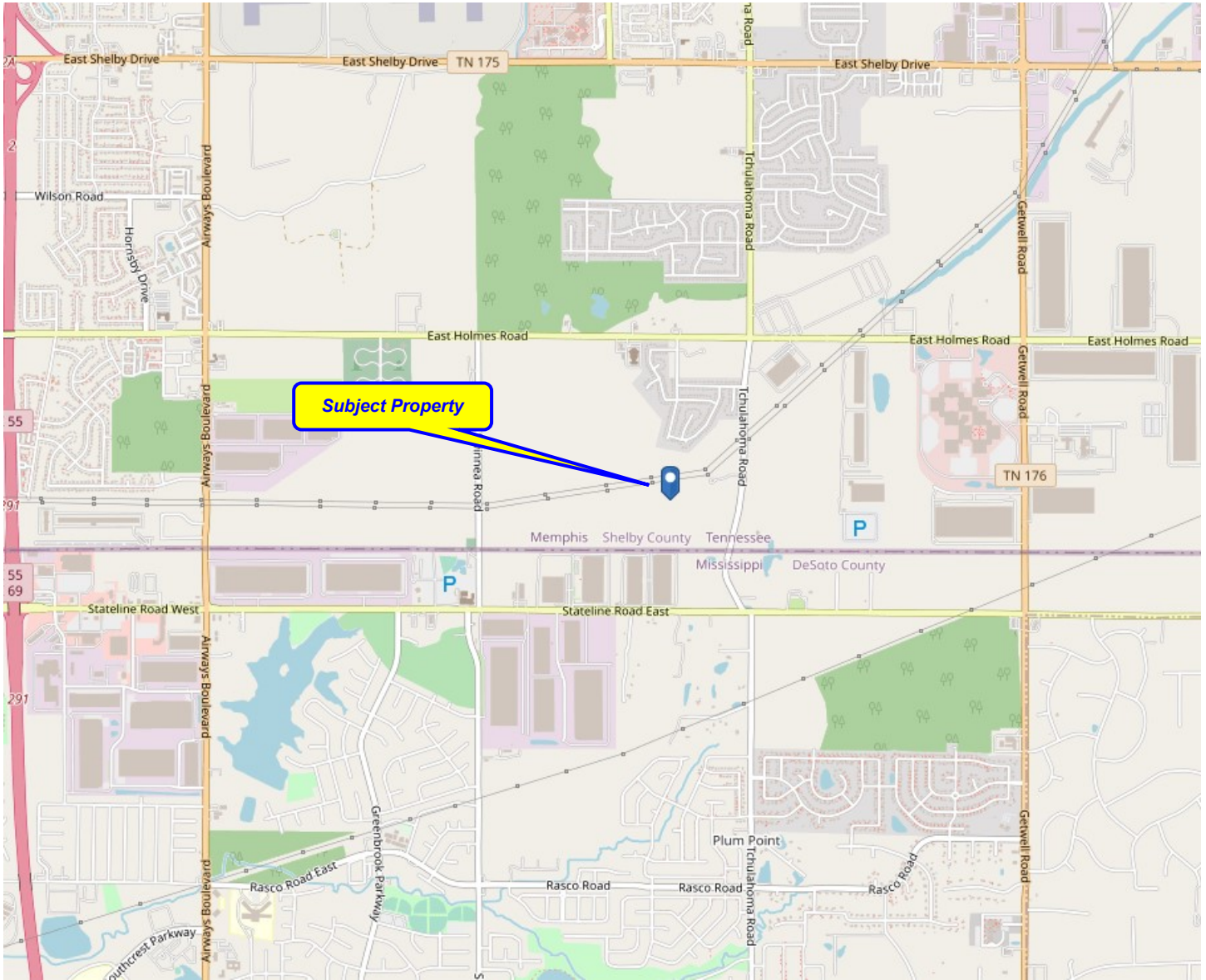
**Note\* (Although a meeting was not required the Applicant/Rep. agreed to hold a meeting, which was held on Thursday, July 29, 2021 at 6:00 PM.) Notice and meeting summary are attached to this report.**

**PUBLIC NOTICE**

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signs posted. A total of 61 notices were mailed on July 28, 2021, and a total of 1 sign posted at the subject property. The sign affidavit has been added to this report.

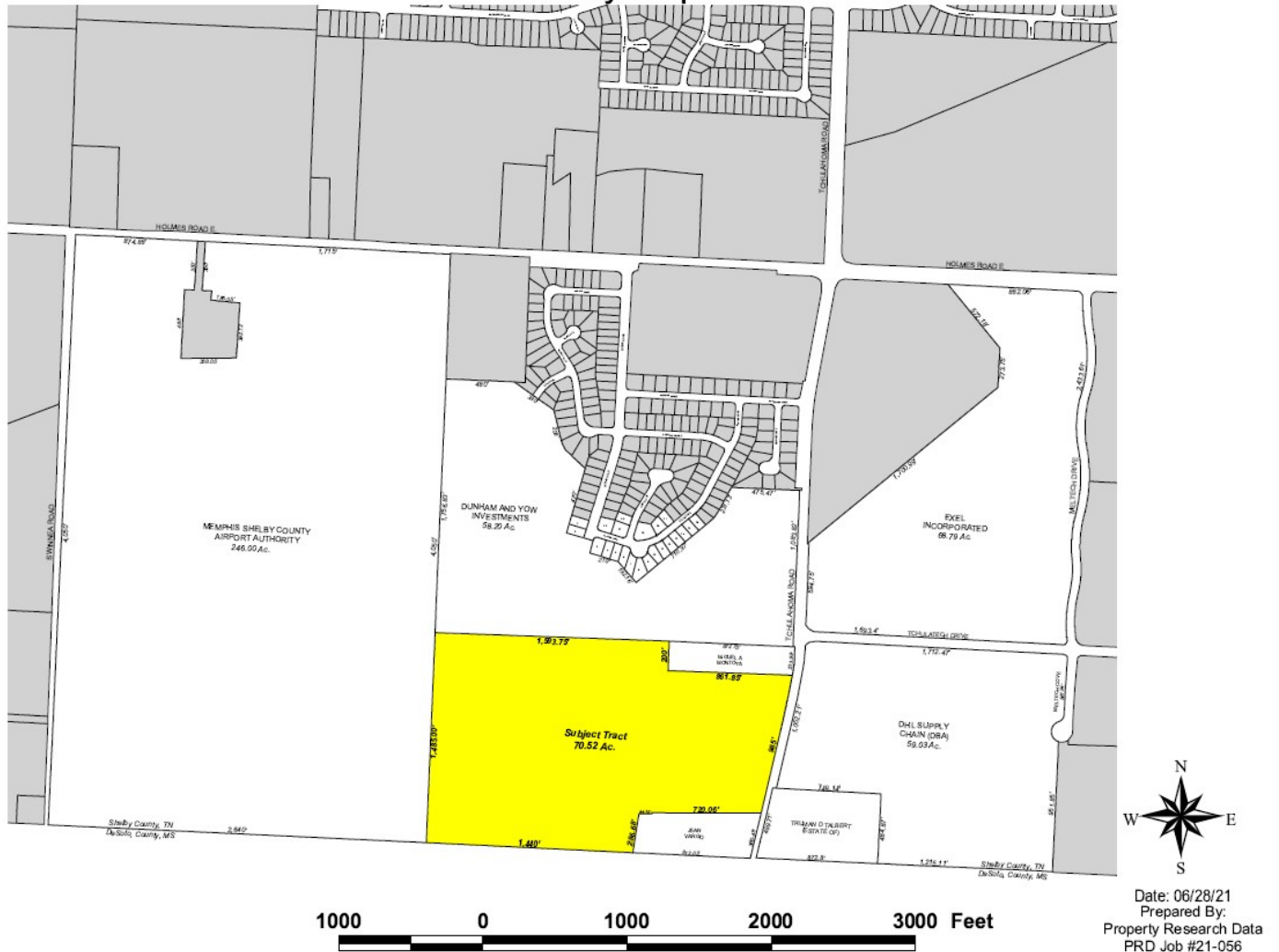


**PLANNING AREA**



**VICINITY MAP**

**Vicinity Map**



Subject property highlighted in yellow



**AERIAL**





**ZONING MAP**



Subject property highlighted in yellow

**Existing Zoning:** Conservation Agriculture (CA)

**Surrounding Zoning**

**North:** Residential Urban – 2 (RU-2)

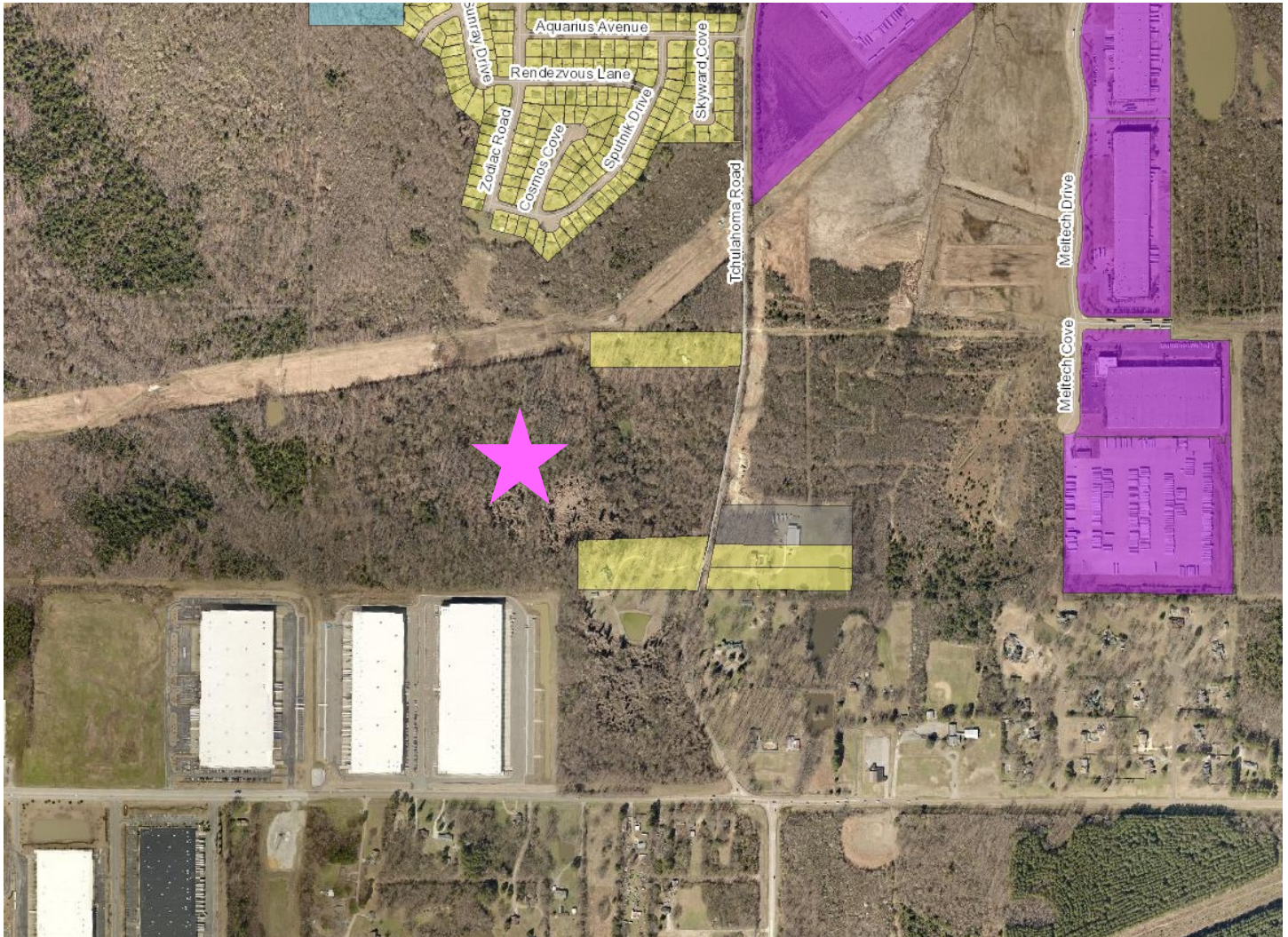
**East:** Conservation Agriculture (CA)

**South:** Mississippi (MS)










**West:** Employment (EMP)

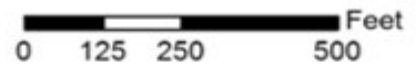


**LAND USE MAP**



**LandUse**

 SINGLE-FAMILY	 OFFICE
 MULTI-FAMILY	 INDUSTRIAL
 INSTITUTIONAL	 PARKING
 COMMERCIAL	 VACANT
 RECREATIONAL / OPEN SPACE	



Subject property indicated by pink star



**ZOOMED OUT AERIAL VIEW OF SUBJECT SITE**



Subject property indicated by pink star



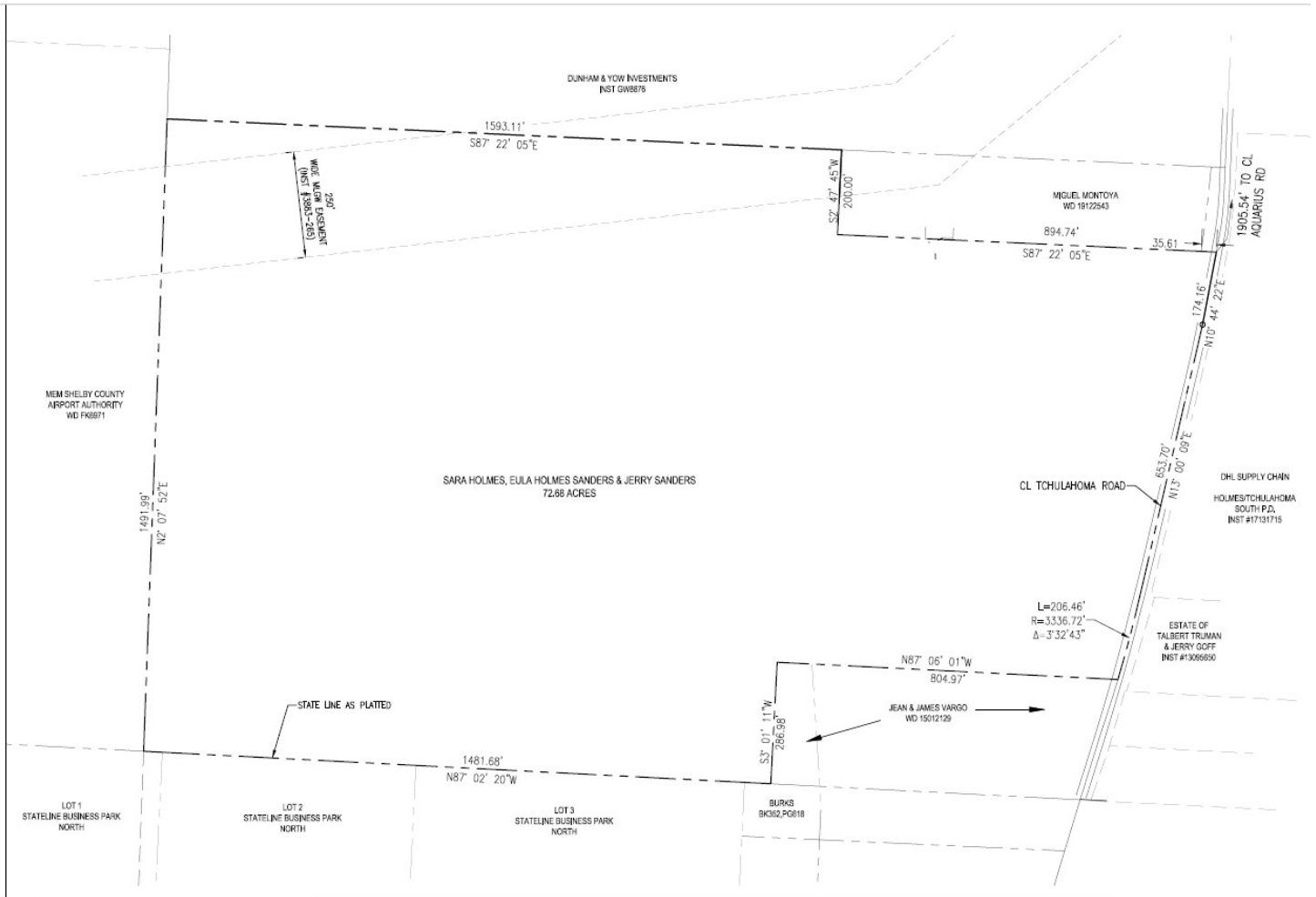
Adjacent property to the immediate north of subject site.





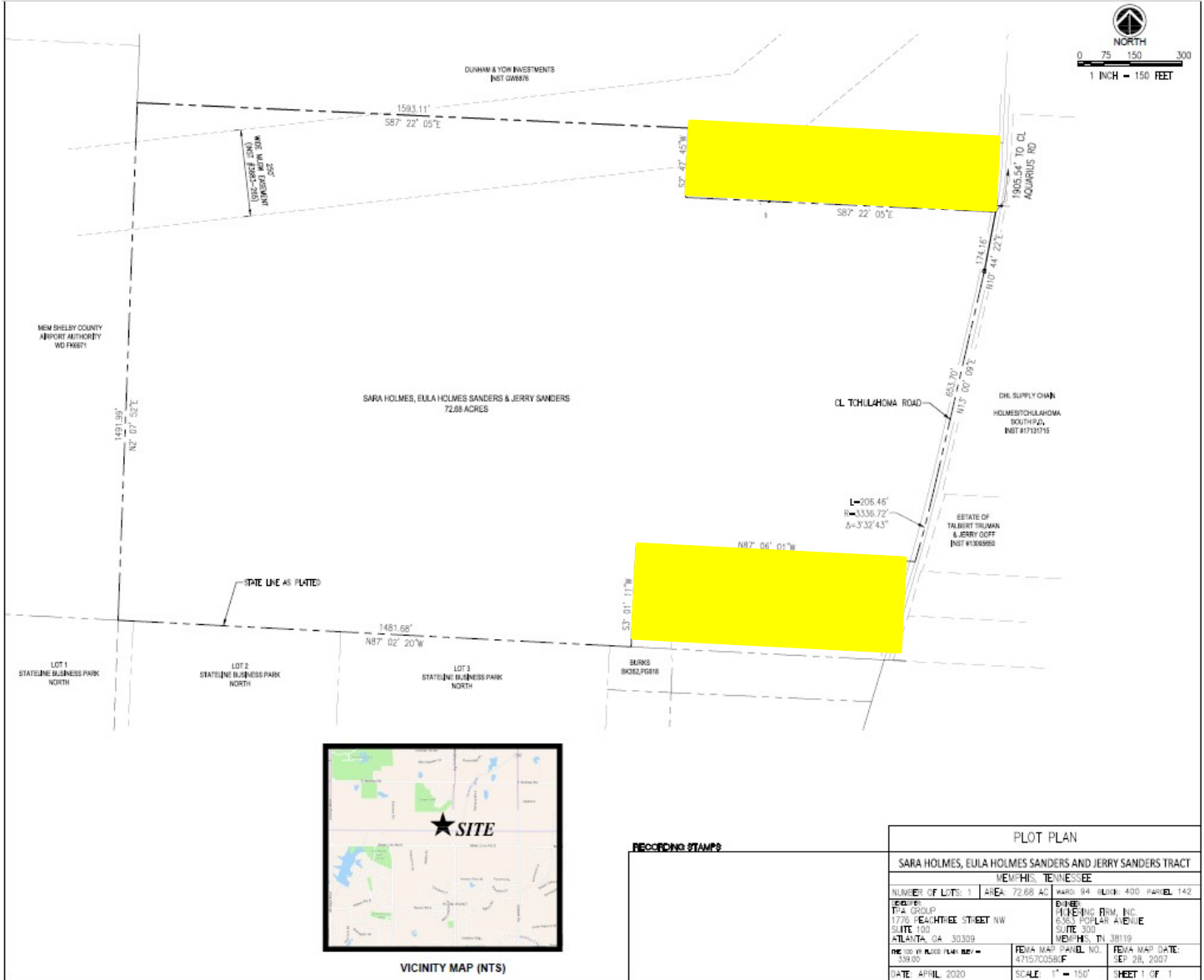
Adjacent property to the immediate north of subject site.

**PLOT PLAN (ENLARGED)**





**PLOT PLAN**



Highlighted are subject properties sought to secure purchase contracts to be included in the original property designated for rezoning.

## STAFF ANALYSIS

### **Request**

The application and letter of intent have been added to this report.

The request is to rezone 72.7 acres from Conservation Agriculture (CA) to Employment (EMP).

### **Review Criteria**

Staff disagrees the review criteria as set out in Sub-Section 9.5.7B of the Unified Development Code are met.

#### *9.5.7B Review Criteria*

*In making recommendations, the Land Use Control Board shall consider the following matters:*

- 9.5.7B(1) Consistency with any plans to be considered (see Chapter 1.9);*
- 9.5.7B(2) Compatibility with the present zoning (including any residential corridor overlay district) and conforming uses of nearby property and with the character of the neighborhood;*
- 9.5.7B(3) Suitability of the subject property for uses permitted by the current versus the proposed district;*
- 9.5.7B(4) Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the City or County; and*
- 9.5.7B(5) The availability of adequate police services, fire services, school, road, park, wastewater treatment, water supply and stormwater drainage facilities for the proposed zoning.*

### **Consistency with Memphis 3.0**

#### **Office of Comprehensive Planning Review**

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This summary is being produced in response to the following application to support the Office of Planning & Development in their recommendation: Z 2021-10

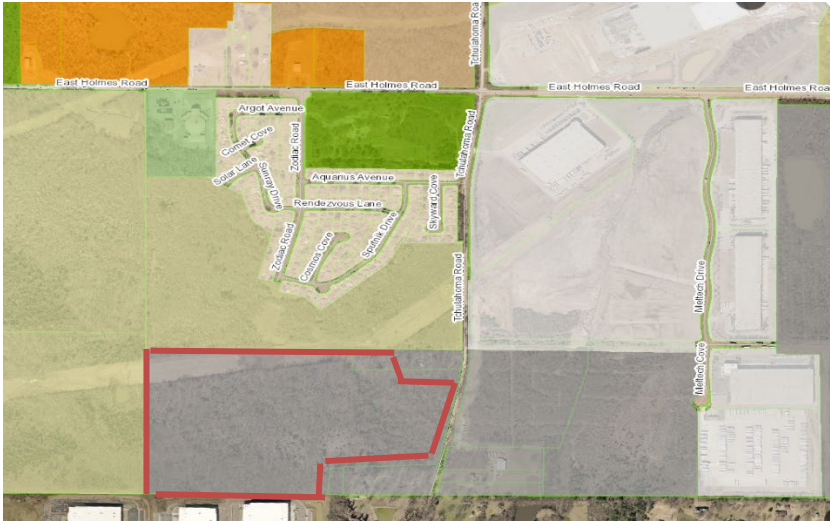
Site Address/location: 0 Tchulahoma

Land Use Designation (see page 112 for details): Industrial

**Based on the Future Land Use Planning Map, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

The following information about the land use designation can be found on pages 76 – 122:

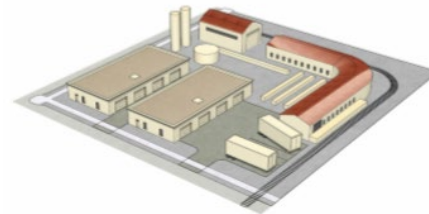
#### **1. FUTURE LAND USE PLANNING MAP**



The red box indicates the application sites on the Future Land Use Map.

**2. Land use description & applicability:**

Industrial areas are primarily higher intensity forms that are not to neighborhoods. These active areas are located on land where it for the continued existence of high impact manufacturing and need to change to another usage. Industrial areas are usually alongside highways and thus are majorly accessed by cars, trucks, infrastructure See graphic portrayal to the right.



suitable next  
is productive  
would not  
located  
and freight

**“I” Goals/Objectives:**

Preservation/maintenance of manufacturing/industrial jobs where suitable, protection of neighborhoods from impactful uses and activities.

**“I” Form & Location Characteristics:**

Industrial, One to ten stories

*The applicant is requesting to rezone a parcel over 72 acres in size to Employment (EMP).*

The new zoning designation is consistent with the Industrial Future Land Use Type. Also, the parcel above has a Future Land Use Type of Open Spaces & Natural Features and is currently vacant. The parcel above provides a large enough buffer to residential development. Therefore, the proposal is consistent.

**3. Existing, Adjacent Land Use and Zoning**

The subject site is surrounded by the following land use: Industrial, Open Space, and Residential. The subject site is surrounded by the following zoning districts: RU-2, R-8, and EMP. This requested land use is compatible with these adjacent land uses and zoning districts because *existing land use surrounding the parcels is similar in nature to the requested use.*

**4. Degree of Change map**



**There Is no degree of change for the parcels. The parcels are indicated by the red box in the Degree of Change Map above.**

**Based on the information provided, the proposal is CONSISTENT with the Memphis 3.0 Comprehensive Plan.**

Summary Compiled by: Melanie Batke, Office of Comprehensive Planning

**Conclusions**

The applicant is requesting a zoning reclassification of property to be included in the Employment (EMP) District to continue the development of the property.

The underlying purpose of this request is to build a distribution warehouse fulfillment center.

**RECOMMENDATION**

Staff recommends approval based upon both the adjacent properties of Tchulahoma Road to the immediate north and south becoming part of this re-zoning application. As of the writing of this staff report, the applicant has an agreement by the property owner to the south to become part of this rezoning (see p. 17). The applicant is pursuing the same with the property owner to the north.



**DEPARTMENTAL COMMENTS**

The following comments were provided by agencies to which this application was referred:

**City/County Engineer:** DATE: **8/3/2021**

**CASE: Z-21-010 CO** NAME: **Raleigh**

**Sewers:**

1. City sanitary sewers are available to serve this development.
2. All sewer connections must be designed and installed by the developer. This service is no longer offered by the Public Works Division.
3. The developer shall extend sanitary sewers through the site to serve upstream properties.
4. A sewer extension of approximately 1,100 ft. will be required to serve this development.

**City/County Fire Division:** No comments received.

**City Real Estate:** No comments received.

**City/County Health Department:** No comments received.

**Shelby County Schools:** No comments received.

**Construction Code Enforcement:** No comments received.

**Memphis Light, Gas and Water:** No comments received.

**Office of Sustainability and Resilience:** No comments received.

**Office of Comprehensive Planning:** No comments received.

**APPLICATION**



*Memphis and Shelby County*  
*Office of Planning and Development*  
CITY HALL, 125 NORTH MAIN STREET-SUITE 468 MEMPHIS, TENNESSEE 38103-2084 (901) 576-6601

**APPLICATION FOR REZONING APPROVAL**

Date: 7/8/2021 Case #: \_\_\_\_\_

PLEASE TYPE OR PRINT

Property Owner of Record: Sara Holmes et al. Phone #: 901-487-8865  
 Mailing Address: 1054 Audubon Dr City/State: Memphis Zip 38117  
 Property Owner E-Mail Address: \_\_\_\_\_  
 Applicant: TPA Ventures Phone # 770-436-3400  
 Mailing Address: 1776 Peachtree Street, NW, Suite 100 City/State: Atlanta, GA Zip 30308  
 Applicant E-Mail Address: bkaaber@tpa-grp.com  
 Representative: Dedrick Brittenum, Jr Phone #: 901-552-5994  
 Mailing Address: 3835 Airways Boulevard, Suite 229 City/State: Memphis, TN Zip 38116  
 Representative E-Mail Address: db@brittenumlaw.com  
 Engineer/Surveyor: Pickering Firm Phone # 901-726-0810  
 Mailing Address: 6363 Poplar Avenue, Suite 300 City/State: Memphis, TN Zip 38119  
 Engineer/Surveyor E-Mail Address: mbrown@pickeringfirm.com  
 Street Address Location: 0 Tchulahoma Road  
 Distance to nearest intersecting street: 1905.54 feet south of intersection with Aquarius Road

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	<u>72.68</u>	_____	_____
Existing Zoning:	<u>CA</u>	_____	_____
Existing Use of Property	<u>Vacant</u>	_____	_____
Requested Use of Property	<u>Distributors Warehouse Fulfillment</u>	_____	_____
Requested Zoning	<u>EMP</u>	_____	_____

Pre-Application Conference held on: June 25 with Chip Saliba

Neighborhood Meeting Requirement Met: Yes  or Not Yet  or Not Required (see below)   
 (If yes, documentation must be included with application materials)

I (we) hereby make application for the rezoning classification described above and on the accompanying materials. I (we) accept responsibility for any errors or omissions which may result in the postponement of the application being reviewed by the Memphis & Shelby County Land Use Control Board at the next available hearing date. I (We), owner(s) of the above described property hereby authorize the filing of this application and the above named persons to act on my behalf.

Sara M Holmes <sup>7-6-21</sup> Chip Saliba <sup>7/6/21</sup>  
 Property Owner of Record Date Applicant Date  
Family Home



*Memphis and Shelby County*  
*Office of Planning and Development*  
CITY HALL 125 NORTH MAIN STREET-SUITE 468 MEMPHIS, TENNESSEE 38103-2084 (901) 576-6601

**APPLICATION FOR REZONING APPROVAL**

Date: 9/2/2021

Case #: \_\_\_\_\_

PLEASE TYPE OR PRINT

Property Owner of Record: Jean & James Vargo Phone #: \_\_\_\_\_

Mailing Address: 5605 Tchulahoma Rd City/State: Memphis, TN Zip 38118

Property Owner E-Mail Address: \_\_\_\_\_

Applicant: TPA Ventures Phone # 770.436.3400

Mailing Address: 1776 Peachtree Street, NW, Suite 100 City/State: Atlanta, GA Zip 30309

Applicant E-Mail Address: bkaaber@tpa-grp.com

Representative: Dedrick Brittenum, Jr. Phone #: 901.552.5994

Mailing Address: 3835 Airways Boulevard, Suite 229 City/State: Memphis, TN Zip 38116

Representative E-Mail Address: db@brittenumlaw.com

Engineer/Surveyor: Pickering Firm Phone # 901.726.0810

Mailing Address: 6363 Poplar Avenue, Suite 300 City/State: Memphis, TN Zip 38119

Engineer/Surveyor E-Mail Address: mbrown@pickeringfirm.com

Street Address Location: 5605 Tchulahoma Rd

Distance to nearest intersecting street: 2865 feet south of intersection with Aquarius Road

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	<u>4.4</u>	<u>.66</u>	_____
Existing Zoning:	<u>CA</u>	<u>CA</u>	_____
Existing Use of Property	<u>Residential</u>	<u>Residential</u>	_____
Requested Use of Property	<u>Distribution-Warehouse-Fulfillment</u>	<u>Distribution-Warehouse-Fulfillment</u>	_____
Requested Zoning	<u>EMP</u>	<u>EMP</u>	_____

Pre-Application Conference held on: \_\_\_\_\_ with \_\_\_\_\_

Neighborhood Meeting Requirement Met: Yes  or Not Yet  or Not Required (see below)   
(If yes, documentation must be included with application materials)

I (we) hereby make application for the rezoning classification described above and on the accompanying materials. I (we) accept responsibility for any errors or omissions which may result in the postponement of the application being reviewed by the Memphis & Shelby County Land Use Control Board at the next available hearing date. I (We), owner(s) of the above described property hereby authorize the filing of this application and the above named persons to act on my behalf.

Jean Vargo James Vargo \_\_\_\_\_ 9.3.2021  
Property Owner of Record Date Applicant Date  
Jean Vargo  
James Vargo property owners

**LETTER OF INTENT**

**Brittenum**

**Law pllc**

ATTORNEY AT LAW  
Airways Professional Center – Aerotropolis  
3385 Airways Boulevard, Suite 229  
Memphis, Tennessee 38116 USA  
Telephone 901.347.3978  
Facsimile 901.800.1927  
[db@brittenumlaw.com](mailto:db@brittenumlaw.com)

8 July 2021

Via Hand Delivery

Josh Whitehead, AICP  
Zoning Administrator  
Memphis & Shelby County Division of Planning and Development  
City Hall  
125 North Main Street, Suite 468  
Memphis, TN 38103

RE: Sara Holmes Property, 0 Tchulahoma Road, Memphis

Dear Administrator Whitehead:

I represent the TPA Group of Atlanta, Georgia for a rezoning application to develop the above tract for employment district (EMP) use. The subject site is 72+ acres and is one of the few remaining large parcels near the airport on Tchulahoma Road south of Holmes Road. The Airport Master Plan for this area recommends action to support development in the airport vicinity to encourage employment growth. The Memphis Airport Area Land Use Study shows Planned Business Park as a future land use for the site. The same study advocates a “balanced approach” of maintaining established neighborhoods and providing opportunities for employment. The Memphis 3.0 Land Use Planning Map shows the area as future Industrial / Industrial Flex uses. Upon approval, the Sara Holmes tract will contribute to supporting jobs growth in the Memphis Airport market. Enclosed please find the Application for Rezoning Approval with supporting documents.

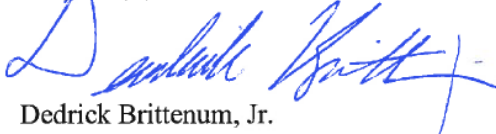
The subject property is part of a larger tract previously owned by the late Virginia Brister Holmes. The site is vacant and has heavy vegetation. Looking north from the subject site, the adjacent parcel is zoned Residential Urban – 2 (RU) and beyond is the Zodiac Subdivision. A 250 feet wide MLGW easement runs east to west roughly along the boundary line of the RU zoned parcel and the subject property. The RU parcel and the MLGW easement provide an additional buffer for the Zodiac Subdivision which complement the onsite UDC buffer requirements. The proposed EMP zoning is compatible with current development to the east across Tchulahoma Road, west across Swinnea Road and south across the Tennessee / Mississippi border. Two large parcels adjacent on the west of the subject site are owned by the Memphis Shelby County Airport Authority (MSCAA). Although zoned Conservation Agriculture (CA), the requested EMP rezoning by the Applicant here would seem compatible with uses contemplated by the MSCAA.



In October 2001, the Memphis City Council adopted the City of Memphis Plan of Services for the Southeast Industrial Corridor Annexation Study Report, Area No: 01-50. That annexation plan committed the City to improve Tchulahoma Road with four lanes from the existing City limit to 6000 feet south (the Tennessee / Mississippi border) as one of several road projects. The Plan of Services outlined a process as determined by the governing body that "...will be accomplished through the Capital Improvement Program of the City...". The anticipated expansion of distribution development is now well underway in the Holmes Road to the Tennessee / Mississippi border sector along Tchulahoma Road. Therefore, it is imperative that the City recognizes the commitment made to land owners in the area for the widening of Tchulahoma Road. TPA supports this road widening commitment by the City and looks forward to a four lane Tchulahoma Road. Once these improvements are complete, the so-called southeast Memphis industrial Area will become an important link in the ongoing supply chain connecting Memphis to the world by rail, river, road and runway.

Considering all the above, TPA respectfully requests your recommendation of approval. Thanks for your attention and should you have any questions or comments, please advise. I remain,

Very truly yours,



Dedrick Brittenum, Jr.

enclosure

**SIGN AFFIDAVIT**

**AFFIDAVIT**

Shelby County  
State of Tennessee

I, Marvin L. Brown, Jr., being duly sworn, depose and say that at 10:29 am/pm on the 27 day of July, 2021, I posted 1 Public Notice Sign(s) pertaining to Case No. Z 21-10 at 0 Tchulahoma Road, providing notice of a Public Hearing before the  Land Use Control Board, Memphis City Council, Shelby County Board of Commissioners for consideration of a proposed Land Use Action ( Planned Development,  Special Use Permit,  Zoning District Map Amendment,  Street and/or Alley Closure), a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

Marvin L. Brown, Jr.  
Owner, Applicant or Representative

7/28/2021  
Date

Subscribed and sworn to before me this 28 day of July, 2021.

Sheena Johnson  
Notary Public



My commission expires: 1-16-2023

My Comm. Exp. 1-16-2023

**LETTERS RECEIVED**

One letter of support, Eighteen letters of opposition and a copy of a signed petition through Change.org website with 151 signatures were received at the time of completion of this report and have subsequently been attached.

**From:** [Dedrick Brittenum](#)  
**To:** [Shelton, Teresa](#)  
**Subject:** Z 21-10  
**Date:** Monday, August 30, 2021 12:02:25 PM

---

**CAUTION:** This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Hello Ms. Shelton,

Since the start of the one-month hold for the LUCB hearing, Applicant TPA has initiated the following:

- TPA is in negotiations to purchase with both property owners immediately to the north and south on Tchulahoma Road of the subject Sara Holmes property.
- TPA has commissioned a traffic analysis which is underway for the area around the intersection of Holmes Road and Tchulahoma Road. This review should be completed within the next few days.
- TPA has received a letter of support from the Greater Whitehaven Economic Redevelopment Corporation.
- At the report of TPA, the growth has been cut in the MLGW easement running east west on the north of the subject Sara Holmes property.

Thanks for your attention and I will update you when the need arises.

Cheers,

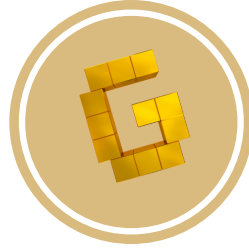
db

**Brittenum**

**Law PLLC**

Dedrick Brittenum, Jr.  
Airways Professional Center - Aerotropolis  
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Memphis, TN 38116 USA  
Reception: 901.347.3978  
Direct: 901.552.5994  
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Facsimile: 901.800.1927  
Email: [db@brittenumlaw.com](mailto:db@brittenumlaw.com)





GREATER WHITEHAVEN ECONOMIC REDEVELOPMENT CORPORATION

August 26, 2021

Dear Ms. Shelton,

As Executive Director of the Greater Whitehaven Economic Redevelopment Corporation, I have been involved in several meetings and conversations regarding the Memphis Stateline Business Park project - rezoning of 72.7 acres on west side of Tchulahoma, about 1900 feet south of Aquarius, from Conservation Agriculture (CA) to Employment (EMP). Acknowledging our commitment to economic development and job creation, we are in full support of this project. The overall economic impact is very much needed and should increase economic opportunities across our community.

It is also our hope that upon completion of this project, that the TPA group strongly considers supporting the concerns of the residents by:

- Continued advocacy of widening the roads along Tchulahoma Rd. and Holmes Rd. to Stateline Rd. to decrease traffic concerns.
- Continued advocacy of widening the roads along Tchulahoma Rd. and Holmes Rd. to Airways Blvd. to decrease traffic concerns.
- Establish a sound buffering around the property to not become a hinderance for nearby residents.
- Provide sponsorship for and participate in Neighborhood Night Out events.
- Provide the neighborhood associations space to hold meetings.
- Partner with the local schools (Oakhaven Elementary, Middle and High) to serve as volunteers and assist in creating workforce development opportunities, as a part of being a good corporate neighbor.

We stand by this project, understanding that together this project has the potential to produce equitable wins for the TPA Group, the neighborhood residents, City of Memphis and Shelby County as a whole.

In service above self,

Michael O. Harris  
Executive Director

August 24, 2021

To whom it may concern

I am writing to address my concern about the Oakhaven Rezoning. I have lived in this neighborhood for over 20 years and have enjoyed it. The reason we chose this area we believe and have been safe and secure in our home while raising our 4 sons, one of which has multiple disabilities. Living in this area has allowed our son to be able to go outside in his wheelchair and ride up and down the neighborhood without fear of something happening. A safe environment for his nurses to feel safe to come to and our other son's to be able to make friends and be safe walking around. As know our grandchild has a place where she can play safely and have neighbors who watch out for her and our home. This is just not a neighbor but a family of individuals who care about each other and watch out for each other.

Putting up another company in this area and so close to our neighborhood would not only allow for more traffic, but crime rates to go up. The noise of large trucks and more cars coming through the neighborhood. With the already builds in the area has increase traffic and power outages more than it has every been in this area. My son would not be able to enjoy his time outside and going around the neighborhood. It would bring down our property value and bring unwanted individuals into the neighborhood. We should be able to sit outside and enjoy without all the loud noise, late night cars coming through and other items that comes with having a business within the neighborhood. There is no benefit for the community.

Please work with us to save our neighborhood. This is something we do not want we have invest a lot in our home and neighborhood. We will continue to fight this company come into this area. We did not have choices or was aware of Amazon or Smith / Nephew and the new company that is coming to the area. Our voices need to be heard and address.

Maurice and Sandra Hawkins  
3170 Rendezvous Ln.  
Memphis, TN 38118

[mauriceh77@comcast.net](mailto:mauriceh77@comcast.net)  
[sandraybrown@hotmail.com](mailto:sandraybrown@hotmail.com)

**21 July 2021**

**ATTENTION NEIGHBORS**

DPD Case Number: Z 21-10

You are invited to participate in a Telephonic Neighborhood Meeting with representatives of the development team regarding the 0 Tchulahoma Road (Sara Holmes Property) rezoning known as the Memphis Stateline Logistics Center. A vicinity map is on the back for your reference.

**Thursday, 29 July 2021 - 6:00 PM**

**Purpose**

Building on recent land planning applications in the area, the goal is to gain Employment Zone to attract businesses and good

**Jobs! Jobs! Jobs!**

Due to the Covid-19 Pandemic the meeting is electronic/telephonic.

Topic: Memphis Stateline Logistics Center

Time: July 29, 2021 06:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88161865788?pwd=U1FrNTIKclFpOGhPTmZISVlJclRWQT09>

Meeting ID: 881 6186 5788

Passcode: 917968

Dial in:

+1 312 626 6799 US

Meeting ID: 881 6186 5788

Passcode: 917968

**View the presentation at:**

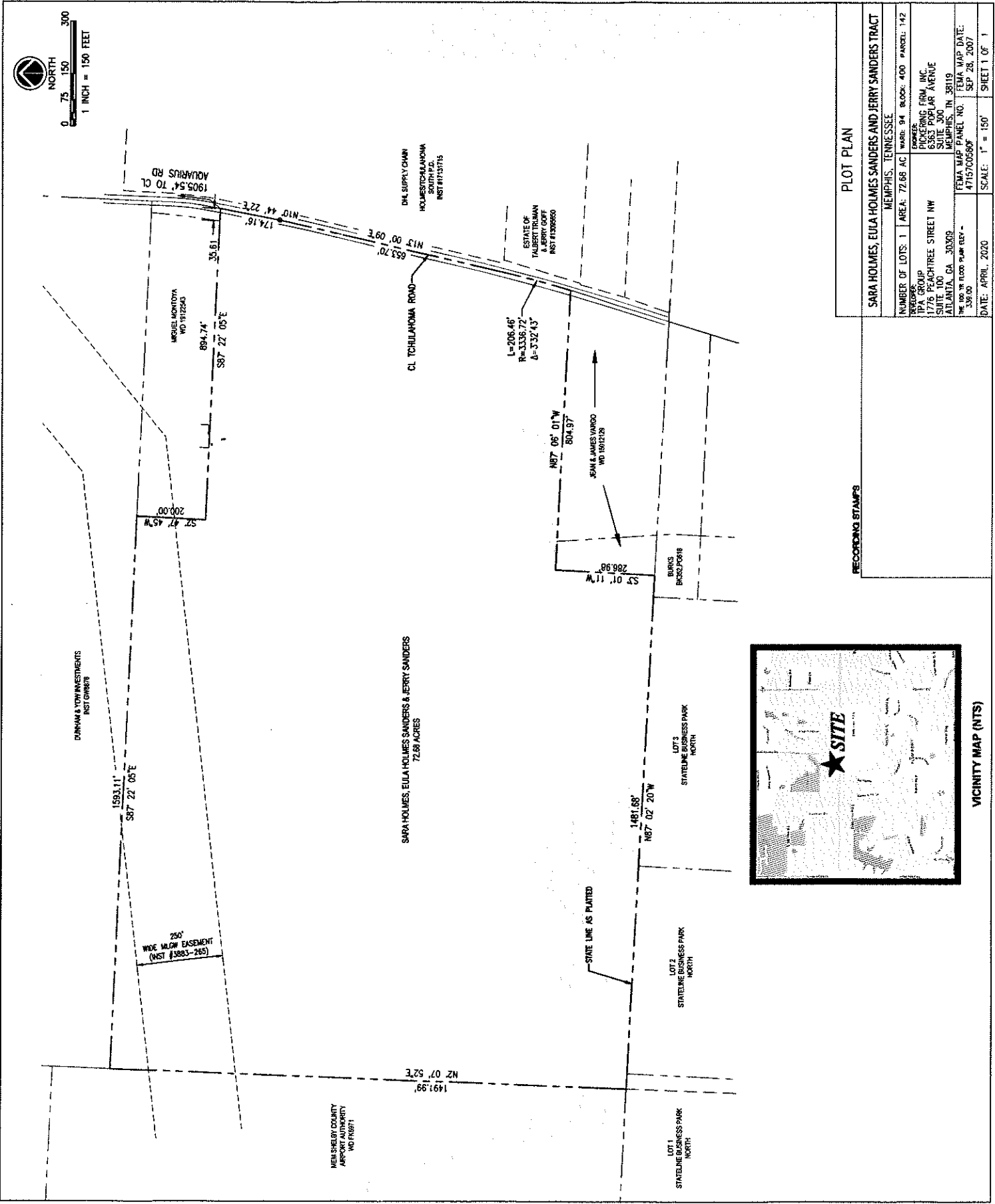
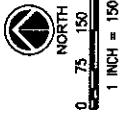
**<https://www.memphisstateline.com/>**

**We Look Forward to Your Participation.**

This application will be heard by the Memphis and Shelby County Land Use Control Board on 12 August 2021 at 9:00am in the City Council Chambers at Memphis City Hall, 125 North Main Street. The assigned DPD staff planner is Ms. Teresa Shelton, 901.363.6619.

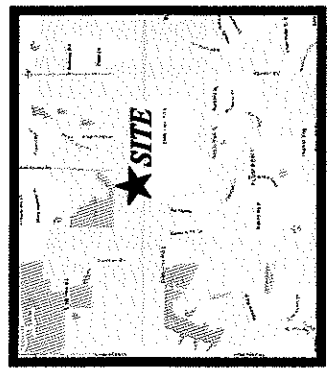
Link to application: <https://shelbycountyttn.gov/ArchiveCenter/ViewFile/Item/10554>

**STATELINE HOLDINGS**



PLOT PLAN	
SARA HOLMES, EULLA HOLMES SANDERS AND JERRY SANDERS TRACT	
MEMPHIS, TENNESSEE	
NUMBER OF LOTS: 1	AREA: 72.88 AC
BLOCK: 400 PARCEL: 142	
PREPARED BY: J. R. HARRIS, INC.	
1776 PEACHTREE STREET NW	
SUITE 300	
ATLANTA, GA. 30309	
FEDERAL MAP PANEL NO. 47157C05807	
FEMA MAP DATE: SEP 28, 2007	
DATE: APRIL, 2020	
SCALE: 1" = 150'	
SHEET 1 OF 1	

RECORDING STAMPS



VICINITY MAP (NTS)



DPD CASE NO. Z 2021-10

## NEIGHBORHOOD MEETING SUMMARY\*

Notice: 21 July 2021

Date: Thursday, 29 July 2021  
Scheduled Time: 6:00 – 7:00 pm  
Location: Zoom

The zoom call started about 25 minutes late due to scheduling issue

Format: Greetings  
Introductions  
Slide deck Presentation  
Questions from neighborhood attendees (and others)  
Answers from development team  
Comments and update from City Councilmember Patrice Robinson

Topics raised by attendees:

Heavy vehicle traffic volumes on narrow Holmes and Tchulahoma Roads  
Urgent need to widen Holmes Road from Tchulahoma Road to Airways Boulevard  
Urgent need to widen Tchulahoma Road from Holmes Road south to state line  
Poor surface condition of Holmes Road and Tchulahoma Road  
Distance from subject site to subdivision to the north  
Screening  
Noise and Fumes

The meeting lasted for just over one hour.

There were 25 attendees.

Attendees had questions or comments for the development team members which received responses.

Some attendees mentioned the area becoming a distribution hub.

One attendee mentioned the possibility of the homes in the north subdivision entering a buy-out plan.

\*Neighborhood meeting not a requirement for this site

**From:** [Opal M. Washington](#)  
**To:** [Shelton, Teresa](#)  
**Subject:** NO MORE WAREHOUSES IN OUR NEIGHBORHOOD!  
**Date:** Thursday, August 05, 2021 8:27:09 PM

---

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Dear Ms Shelton,

I am writing to you for the stopping of the tearing down the value of our properties. You are allowing someone who does not live in this region to come and take over our space just for the sake of the almighty dollar.

Why are you allowing this to happen? Is it because you don't have to live here? Is it because you don't care what happens to the value of the property that we have tried so hard to keep up? WHAT?

This is or should I say was a very tranquil area. There has been damage to our once quiet area.

I like advancement as well as the next home owner, but, not at the expense of this! Let me ask you this. What if it were your area of residence, would you consider it an improvement for the city?

STOP THE FOOLISHNESS! DO NOT REZONE OUR AREA! This is not a logistics area. Enough is enough.

Opal M. Washington  
5309 Skyward Cove  
Memphis, TN 38118

Sent from [Mail](#) for Windows 10

**From:** [jean vargo](#)  
**To:** [Shelton, Teresa](#)  
**Subject:** Z21-10. Sara Holmes property 0 Tchulahoma Rd.  
**Date:** Thursday, August 05, 2021 7:37:56 PM

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We understand there is a hearing on the 0 tchulahoma property on August 12 at 9am.

We reject any and all of this proposal. Residential and country living for the citizens should be the priority. To disrupt lives and lively hoods is in our mind almost criminal. The industrialization and commercialization of this area is an abomination to the people who live here, who have established their lives here. To rezone the property increases traffic, increases noise on all levels, air pollution, water pollution, and takes away a coveted lifestyle. Our country. Living not only allows for hobby farms, growing our own food, allowing our children to participate in 4-H and FFA. Our younger generations is the future of our Agricultural industry. Without Agricultural we would not have the farms/land to grow the food that we put on the table every single day. The rezoning causes all our real estate values to become unstable causing even more economic hardship in already tough economy.

The residents, for one need to come first, their is plenty of other land that is not residential or farming that can be used industry and commercial

If this rezoning cannot be stopped we believe that you need to offer a buy and relocation allowance to all residents affected. This rezoning borders our property and displeases us beyond belief. We are goat farmers and there are few places for us to enjoy both the city and our preferred lifestyle.

Jean Vargo  
Jim Vargo  
Felicity Vargo  
Vitalia Albertson  
John Albertson

**From:** [Sharon Jones](#)  
**To:** [Shelton, Teresa](#)  
**Subject:** Whitehaven Hills East/ Oakhaven Rezoning Opposition  
**Date:** Tuesday, July 20, 2021 10:57:16 AM

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Ms. Shelton,

Please be advised I am opposed to the proposed rezoning project.

Thank you.



**From:** [Clyde Adams](#)  
**To:** [Shelton, Teresa](#)  
**Subject:** OAKHAVEN REZONING PROJECT  
**Date:** Thursday, August 5, 2021 2:40:03 AM

---

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Ms Shelton:

I am writing in regards to the **Oakhaven Rezoning Project** which includes 72 acres near a community that I hold dear to my heart...WHITEHAVEN HILLS EAST SUBDIVISION!

My children grew up in this quiet community and I still have relatives that live there. The neighborhood has changed tremendously over the years and has been taken over by industrial businesses, increase of traffic, noise, pollution, crime and inadequate roads/streets to accommodate the flow of traffic in the area.

Accidents happen frequently and sometimes they are fatal. It's heartbreaking to see teddy bears, crosses, and flowers that have been placed in memory of some ones family member.

Just the thought of bringing more warehouses in the area would be an insult to the current residents in the area. Many have lived there for over 30 years and have no plans of moving. They have taken pride in their community and they love this place that they call **"Home"**!

Please put yourself in these homeowners position and ask yourself, "Would I want more warehouses to be approved in an area that is zoned residential in my neighborhood?" I know your answer would be, "No, I do not"!

**I OPPOSE THE OAKHAVEN REZONING OF THE 72 ACRES FOR MORE WAREHOUSES AT TCHULAHOMA ROAD SOUTH OF HOLMES ROAD!**

*Regards,*

**Clyde Adams, Jr.**  
**Mobile: (773) 314-6172**  
**Fax: (901) 471-4210**  
**Email: [clydeadamsjr@yahoo.com](mailto:clydeadamsjr@yahoo.com)**

**From:** [My ZIP](#)  
**To:** [Shelton, Teresa](#)  
**Cc:** [jussjoyce@yahoo.com](mailto:jussjoyce@yahoo.com)  
**Subject:** Z 2021-10 (38118)  
**Date:** Thursday, August 5, 2021 10:38:52 AM

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Dear Ms. Shelton,

The neighboring Whitehaven Community (38116) is wishing to express its opinion on the future development of the 72+ acres of land, owned by Sara Holmes, which is now subject to development.

This community is also concerned with the fact that none of the previously promised road improvements were made as previously agreed upon. It is our continued concern that pushing or allowing this development to continue will result in more of the same - two lane roads of dead promises and no expansion plans in place.

We join the Whitehaven Hills East community believing that this development will not bring any relief to the residents of this area. We are joining them in requesting this development be placed on hold until additional information that addresses the concerns of the community are fully discussed and placed in writing with deadlines for completion.

Thank you,  
Dr. Yvonne D. Nelson, President  
McCorkle Road NDA / Whitehaven CDC  
Spokesperson, My ZIP

**From:** [candace smith](#)  
**To:** [Shelton, Teresa](#)  
**Subject:** REZONE OPPOSITION  
**Date:** Saturday, July 31, 2021 11:51:09 AM

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> Hello Ms. Shelton

>

> I as a resident of Whitehaven Hills East Oakhaven oppose the REZONING PROPOSITION. This will continuously take away from natural beauty of the natural landscaping that surrounds the area as it has already been done with the continuous adding of warehouses close to my neighborhood. Which in return has brought more traffic, which has increased speeding and littering to my neighborhood. I want my neighborhood to be viewed as an importance also. I want to think would I like to live in neighborhood that is surrounded by warehouse, trash, and no natural landscaping outside of the neighborhood. The negative influences will then continue to bring down my property value and I in return cannot make a profit off of the home I bought if I choose to sell it.

>

> Thank You

>

> Concern Resident of Whitehaven Hills East Oakhaven

Good morning,

My name is Natasha Adams, I am writing to express my strong opposition to the proposed development, the proposed rezoning of 72.7 acres on the west side of Tchulahoma, about 1900 feet south of Aquarius, from Conservation Agriculture (CA) to Employment (EMP). Case Number Z 21-10 (formerly PD 06-342CC).

While the local community may be unable to prevent development, that in itself will be detrimental to the area, the residents of Whitehaven Hills overwhelmingly and completely oppose this proposed development, the proposed rezoning. Nearly all residents in adjacent neighborhoods, Easthaven and Thistlewood are opposed to the building of more warehouses, which will create even more traffic and safety problems, destroy local wildlife habitat, and potentially lower the property values of the existing community.

Whitehaven Hills is a place where residents can escape the noise and business of the city and relax in the tranquility of their properties. My mother moved to Whitehaven Hills in 1988 because of the peaceful rural lifestyle in which she wanted to raise her family and eventually retire.

Another warehouse south of the Whitehaven Hills and near other residential homes; located on Tchulahoma, between Holmes Road and Stateline Road would be devastating and ruin the quality of life that she and other neighbors enjoy so much. I beseech you to hear my concerns and to take into careful consideration the enormous negative impact such an operation would have on the community and the environment in which we live.

My first concern is traffic and public safety. There are only two accesses in and out of the community, which are Aquarius and Zodiac Road. The roads are narrow and two-lane with blind corners, very little too no room on the shoulder

Traffic and safety of pedestrians are major areas of concern. In general, the area traffic is continuing to increase, and heavy traffic is already common throughout the day on Holmes Road from Airways Blvd to Tchulahoma Road and on Tchulahoma Road from Winchester Road to Stateline Road, which may not have been anticipated during the last rezoning approval.

There have been a number of traffic accidents on Holmes Road between Airways Blvd and Tchulahoma Road since operations began at Amazon. I have personally witnessed cars pass oncoming cars on Holmes Road between Airways Blvd and Tchulahoma Road, as well as witnessed multiple traffic accidents on Holmes Road, which resulted in one known fatality to my knowledge. If you have driven this road before, you are aware of a few blind spots on Holmes Road east of Swinea Road.

It is implausible to see Tchulahoma and Holmes Road being able to handle the surge in traffic with the proposed development, proposed rezoning. There is overcrowding/over-development of warehouses in this area; more warehouses will impact traffic negatively and add to the existing problem of numerous potholes along Holmes Road and broken limbs blocking the road when a semi-trailer truck hit low hanging limbs. The vegetation has overgrown along Holmes and Tchulahoma Road.

Has a traffic report been reviewed to determine the impact the proposed development, proposed rezoning will have on the local traffic and details on the semis and other commercial vehicle movements?



My second concern is wildlife. Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat.

My third concern is noise, dust and pollution. The proposed development, proposed rezoning is located south of Whitehaven Hills and near residents located on Tchulahoma Road. The noise and pollution created by this proposal would adversely affect the entire community. With semi-trailer trucks, an additional increase, are already impacting the community or surge can be detrimental to the community. Property values are likely to go down in the area if additional warehouses are built. I was disappointed that only 22 notices were mailed to homes in a neighborhood with 225 homes.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with neighbors, I know many who have not managed to attend the neighborhood meeting and conference call, or write letters and emails share my opinions. The proposed development, proposed rezoning would drastically affect the residents ability to enjoy their property that they have invested so much money and time into, decrease their property values, and destroy the quiet, peaceful community in which they live.

We hope that your board agree and save this neighborhood from becoming a haven for industrial development. Surely there are other parcels located within Shelby County that can be used for the proposed development, and already zoned for employment. I ask that you allow the residents of Whitehaven Hills and residents located on Tchulahoma Road to continue to live their lives with the little piece of property that they've managed to keep, with the expectation of enjoying retirement in a quiet-stable community.

Many residents are senior citizens and fear displacement or eventually having to start over. For the sake of all parties and our beloved Memphis, we hope that on August 12, 2021 you will decide in our favor.

I thank you for taking the time to hear my concerns and hope you will take them into consideration when making your decision about the future of Whitehaven Hills.

Sincerely,  
Natasha N. Adams

Should you have any questions or require additional information, please do not hesitate to contact me at (901) 289-3134.

**From:** [Barbara McIntyre](#)  
**To:** [Shelton, Teresa](#)  
**Subject:** Oakhaven Rezoning Opposition  
**Date:** Thursday, July 29, 2021 11:43:26 AM

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I am a resident of the Red Oaks Subdivision and I oppose any residential rezoning. The majority of the home owners have invested a lot of time and money in our homes in order to keep the area up. The City of Memphis has done little to improve or increase the value of our properties other than building warehouses and allowing any and all gas station to build in our communities which is not an asset. It takes years for us to have our streets paved and pot holes filled only for the large trucks to damage the repairs on a daily basis, and in addition to that we get an increase in property value to raise property taxes with no visible improvements to justify the increase. THIS IS UNFAIR, OUR SURROUNDINGS ARE IMPORTANT TO US, WE WANT IMPROVEMENTS NOT DEPRECIATION.

Thanks  
Barbara McIntyre

**From:** [Debra Plunket](#)  
**To:** [Shelton, Teresa](#)  
**Cc:** [Debra Plunket](#)  
**Subject:** Possible Rezoning of Whitehaven Hills East and Oak Haven  
**Date:** Wednesday, July 28, 2021 9:37:47 PM

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Ms. Shelton,

I am writing to express my extreme disappointment in the possible rezoning of Whitehaven Hills East and Oak Haven.

A friend said "walking the neighborhood today and the residents are in tears. Many have been in their home for 30 plus years and dread the thought of having to relocate. Some are disabled retirees and not physically able to fight" against this major life adjustment. There are plenty of areas around Memphis which are not old neighborhoods. Making new large scale changes to family neighborhoods is unwelcome in Memphis. Those in charge of this action should have more respect for their elders.

Debra Plunket

**From:** [Jannie Fryson](#)  
**To:** [Shelton, Teresa](#)  
**Subject:** Whitehaven Hills East Oakhaven rezoning opposition  
**Date:** Wednesday, July 28, 2021 1:16:05 PM

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Dear Ms Shelton,

As a resident of over 30 years on Cosmos Dr. I would like to say I'm disappointed in the city in which I live. First of all, no one contacted us concerning the rezoning of our area. We didn't know until the warehouses began going up two at a time on Tchulahoma road. And second of all "what is this going to do to our neighborhood", more traffic and no one's providing any information to us as to the types of warehouses these are. So how will they affect our personal health and we know they are going to affect our streets. We've seen it too many times when there's an accident on Holmes the traffic is automatically rerouted through our streets. Also, less address the noise from large trucks and additional other vehicles day and night. I want to let you and those in charge know that as a tax paying citizen my rights have been ignored and I am opposing the additional warehouses you are planning behind my home.

Regards,

The Frysons



**From:** [Candice Jones](#)  
**To:** [Shelton, Teresa](#)  
**Subject:** Opposition to Whitehaven Hills East Rezoning  
**Date:** Tuesday, July 27, 2021 7:44:13 PM

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Hello Ms. Shelton:

I am a Political activist for District 11 where your development is proposed. Therefore I am intervening on behalf of neighbors that are adjacent to me in an interest of preserving the beauty that we have left in this part of our district.

These constituents value their neighborhood and all of its land. They have raised generations in this neighborhood and they want to continue to do so as productive tax paying citizens.

It seems unthinkable that the city could upset this established residential neighborhoods without proper notice. Thankfully, they learned about this before the industrial development occurred.

They do realize the value of their land and they understand what is at stake if you do not reconsider the rezoning of this neighborhood. The people in this neighborhood have been forced to watch their neighborhood get chipped away.

This time they are saying enough and they do not want any more warehouses near them.

Should your board proceed with this action it will directly puts the property values at risk for devaluation, increase trash, transient presences that come with industrial developments. We ask that you drive through if you have not already done so. When you drive through the neighborhood and see for yourself, It sits off the beaten path in a quiet stable part of town. Thee people invested into this neighborhood for that reason. The warehouses forces more discomfort in an already uncomfortable time for most people who need housing in a pandemic.

The neighborhood residents are prepared to fight this with every resource available to them, in order to keep the ambience of their neighborhood from further deteriorations. We hope that your board agree and see fit to save this neighborhood from becoming a haven for industrial development. You must allow them to live their lives with the little piece that they've managed to keep. For the sake of all parties and our dear Memphis, we hope that on August 12 you will decide in our favor.

Candice Jones  
Political Activist  
District 11  
(901)340-5265

**From:** [Irene Williams](#)  
**To:** [Shelton, Teresa](#)  
**Subject:** Oakhaven rezoning  
**Date:** Tuesday, July 27, 2021 10:39:53 AM

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As a resident the Oakhaven community, I want to strongly voice my opposition to the rezoning of Oakhaven from residential. Please, we are inundated with warehouses already. We are being swallowed up by them. Our neighborhoods will not be able to remain viable should this deluge continue. We feel that we are fighting for our lives. Why can't these warehouse go to areas that are not designated residential. We feel this is racial inequality as most of the area residents are African Americans and already exposed to many other negative pressures. Please hear us.

Irene W Williams  
3364 Cloudland drive  
Memphis TN 38118

**From:** [Joyce Adams](#)  
**To:** [Shelton, Teresa](#)  
**Subject:** WE SAY "NO" TO OAKHAVEN REZONING!  
**Date:** Thursday, July 22, 2021 1:57:53 PM

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Good Afternoon,

I am a resident of Whitehaven Hills East and have been since 1988. When I moved to the area, it was a quiet county community with farm houses, horse stables, barns, etc. The atmosphere gave the charm of country which attracted me here because I am a farmer's daughter from Arkansas.

The area was zoned as Shelby County and we were annexed to Memphis in 2004 with many promises made but have not been met to this date-17 years later!

Many warehouses have been allowed in our residential area and the increase in traffic, accidents, noise, fumes have been a nightmare for residents in our subdivision. We have problems leaving and entering our little quiet community due to heavy traffic on Holmes Road which is only a 2-lane country road that has not been updated since I have lived in the area.(33 Years)

Holmes Road is filled with potholes, overgrown bushes/trees, trash/debris, and traffic signs are often knocked down from truck making turns or loads too wide! There have been several fatal accidents in the past 2 years!

Amazon, Smith-Nephew, are on the corner of Holmes Road & Tchulahoma Road. DHL & Walgreen's are under construction now!  
Just the thoughts of another warehouse coming to encroach on our community is frightening!!!

With this said..."I OPPOSE THE OAKHAVEN REZONING"

I pray that the ones that will be making this decision will put themselves in our position and do the right thing about the taxpayers in the City Of Memphis and Shelby County.

I am sure not any of you would want warehouse surrounding the place you have called home for over 30 years!

**'WHITEHAVEN HILLS EAST SAYS "NO" TO OAKHAVEN REZONING'**

Regards,  
Joyce Adams  
Whitehaven Hill East Neighborhood Group  
901-859-9636

**From:** [Joyce Adams](#)  
**To:** [Shelton, Teresa](#); [Yvonne Nelson](#)  
**Subject:** Re: 151 Opposition signatures proof for Z 2021-10  
**Date:** Friday, August 06, 2021 7:58:08 AM

**CAUTION:** This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

On Friday, August 6, 2021, 07:57:21 AM CDT, Yvonne Nelson <[dr.ydnelson@gmail.com](mailto:dr.ydnelson@gmail.com)> wrote:

6:44



**HELP US TO SAVE OUR NEIGHBORHOOD...  
STOP OAKHAVEN REZONING!!!**



An application to rezone 72+ acres of Residential Urban land on the west side of Tchulahoma is being applied for to build another WAREHOUSE and we need your support saying NO!

NO More automobile pollution. NO! No more gridlock! NO! No more traffic on these tiny streets that have repeatedly been promised for improvement and expansion. This is all of **what we don't need** in this area.

## Help us to **STOP** the OAK HAVEN rezoning project

**151 have signed.** Let's get to 200!



**At 200 signatures,** this petition is more likely to be **featured in recommendations!**



Whitehaven Hills East Neigh... signed this petition





WHITEHAVEN HILLS EAST NEIGHBORHOOD

WATCH GROUP started this petition to Residents of 38118 and 1 other

[Sign this petition](#)



Charles H. Whitsy, Jr.  
3335 Oakleaf Dr  
Olive Branch, MS 38654-7787

August 5, 2021

Ms. Teresa Shelton  
Municipal Planner  
Land Use and Development Services, City of Memphis, TN  
125 N. Main St.  
Memphis, TN 38103

Re: Opposition to the Whitehaven Hills East Oakhaven Rezoning Project

Good Evening Ms. Shelton,

I would like to present this letter stating my opposition to the proposed application requesting the rezoning of the approximately 73 acres on the west side of Tchulahoma Rd, Memphis TN. It is my understanding this rezoning will allow the construction of another warehouse in an area that is currently zoned for residential use.

Although I am a nearby resident in the adjoining area of Desoto County, MS, It is my personal opinion that the continued construction of yet another warehouse in this immediate area, will ultimately adversely impact my neighborhood as well. Each additional warehouse brings more commercial traffic and congestion to our living space.

Sincerely,

**From:** [Anita Johnson](#)  
**To:** [Shelton, Teresa](#)  
**Subject:** Whitehaven hills east Oakhaven rezoning  
**Date:** Monday, July 19, 2021 7:57:37 AM

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**CAUTION:** This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Good Moring Ms. Shelton ,

I understand you are over the zone panning for the upcoming Whitehaven rezoning opposition to take place .

I live in this area and oppose any more ware houses in our community. They have surrounded us with these warehouses and the

traffic has increased in our community already, It is very hard to drive out of the community at certain times of the day on Zodiac due to the increase traffic. The roads have been beaten down so bad , that there are ruts in the roads . Please come thru around 3:30 to 5:00pm. Then they race on the roads trying to get to work, passing on two lanes. If you check the accident report since warehouses you will notice Swinnea road and Holmes have accidents at least 3 times a week or more .

The children that play in this area will really be unsafe due to the increased traffic and there are no speed bumps in our area .

The Amazon warehouse and Medtronic and another warehouse on the Tchulahoma Rd community other side are already have numerous traffic and accidents at the corner of homes and Tchulahoma Rd. We also care about our community with our property values . I moved here in 1990 when it was the county and loved it . Since then the traffic increased , property taxed increased , and the noise level. I believe it is already unfair that we had the Army Jets that hover over our homes, cracked our windows and have increased noise from the airport area with those huge jumbo jets. Please if you have any consideration regarding the community please reconsider and deny this proposal,

**NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENT  
TO THE ZONING MAP OF THE CITY OF MEMPHIS**

Notice is hereby given that a Public Hearing will be held by the City Council of the City of Memphis in the Council Chambers, First Floor, City Hall, 125 North Main Street, Memphis, Tennessee 38103 on Tuesday, \_\_\_\_\_ at 3:30 P.M., in the matter of amending the Zoning Map of the City of Memphis, being Chapter 28, Article IV of the Code of Ordinances, City of Memphis, Tennessee, as amended, as follows:

**CASE NUMBER:** Z 21-10  
**LOCATION:** West side of Tchulahoma, about 1900 feet south of Aquarius  
**COUNCIL DISTRICTS:** District 3 and Super District 8 – Positions 1, 2, and 3  
**OWNER/APPLICANT:** Sarah Holmes et al./TPA Ventures  
**REPRESENTATIVE:** Dedrick Brittenum, Jr  
**EXISTING ZONING:** Conservation Agriculture (CA)  
**REQUEST:** Employment (EMP) District  
**AREA:** +/-81.71 acres (this includes parcels 09400 00142 (72.65 acres), 094400 00143 (.66 acres) & 094100 00117 (4.4 acres) to the south and 094400 00133 (4.0 acres) to the north.

**RECOMMENDATIONS:**

Memphis and Shelby County Division of Planning and Development: *Approval*

Memphis and Shelby County Land Use Control Board: *Approval*

**NOW, THEREFORE,** you will take notice that on Tuesday, \_\_\_\_\_, at 3:30 P.M. the City Council of the City of Memphis, Tennessee will be in session at the City Hall, Council Chambers, 125 North Main Street, Memphis, Tennessee 38103 to hear remonstrance's or protests against the making of such changes; such remonstrance's or protests must be by personal appearances, or by attorneys, or by petition, and then and there you will be present if you wish to remonstrate or protest against the same.

This case will also be heard at the Planning and Zoning Committee on the same day with the specific time to be determined prior to the meeting date and posted on the City of Memphis' website.

**THIS THE \_\_\_\_\_, \_\_\_\_\_**

**FRANK COLVETT JR.**  
***CHAIRMAN OF COUNCIL***

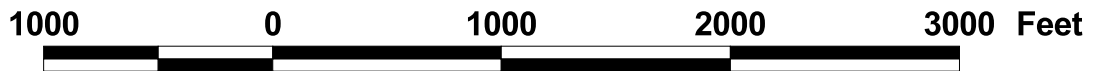
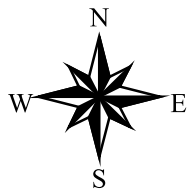
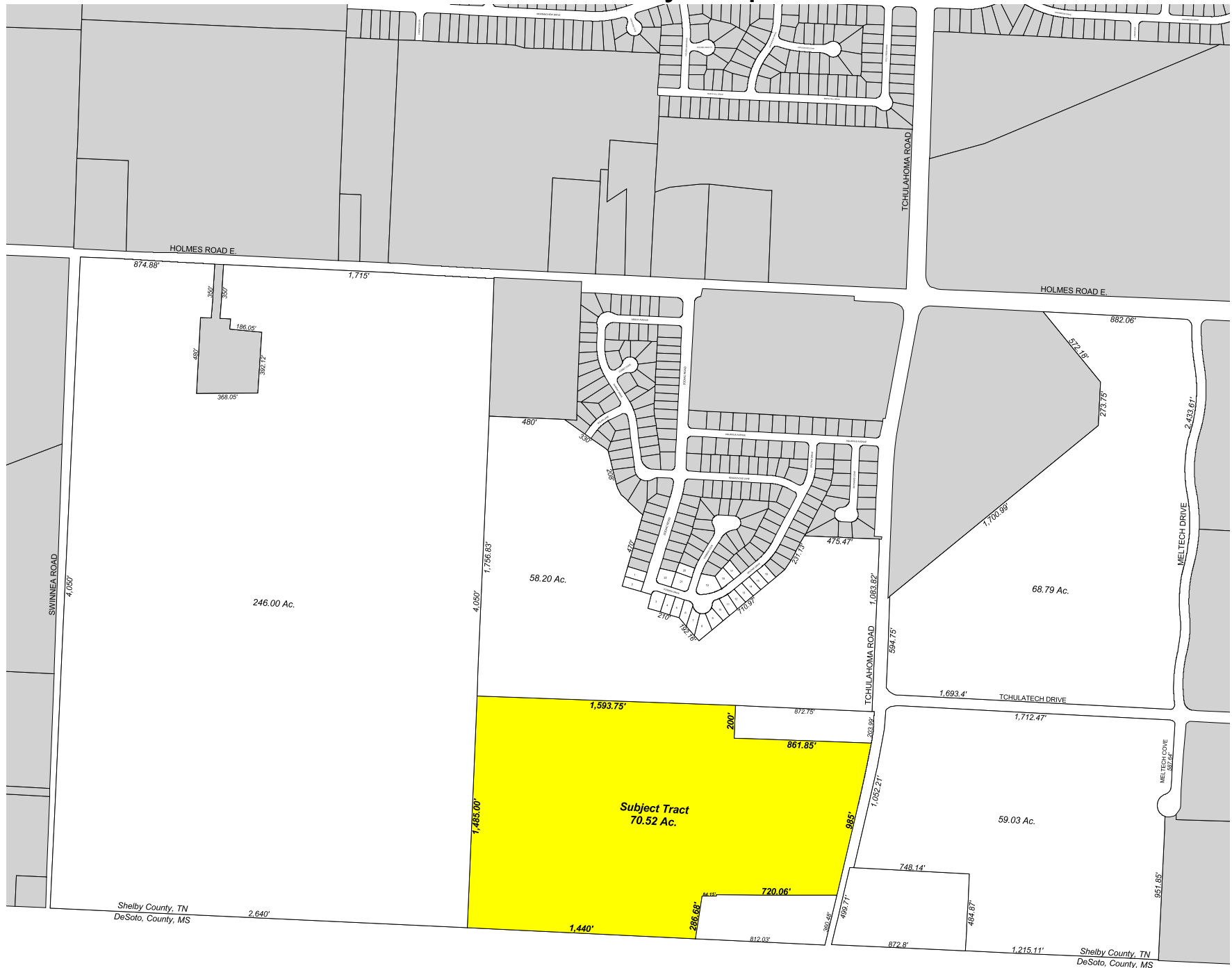
***ATTEST:***

**DYWUANA MORRIS**  
***CITY COMPTROLLER***

**TO BE PUBLISHED:**



# Vicinity Map



Date: 06/28/21  
Prepared By:  
Property Research Data  
PRD Job #21-056

Pickering Firm  
6363 Poplar Avenue, Ste. 300  
Memphis, TN 38119

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6363 Poplar Avenue, Ste. 300  
Memphis, TN 38119

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6363 Poplar Avenue, Ste. 300  
Memphis, TN 38119

Pickering Firm  
6363 Poplar Avenue, Ste. 300  
Memphis, TN 38119

Pickering Firm  
6363 Poplar Avenue, Ste. 300  
Memphis, TN 38119

Holmes Sara M  
193 Azalea Garden Way  
Memphis, TN 38111-4756

Holmes Sara M  
193 Azalea Garden Way  
Memphis, TN 38111-4756

Holmes Sara M  
193 Azalea Garden Way  
Memphis, TN 38111-4756

Holmes Sara M  
193 Azalea Garden Way  
Memphis, TN 38111-4756

Holmes Sara M  
193 Azalea Garden Way  
Memphis, TN 38111-4756

Tenant  
3123 Cosmos Drive  
Memphis, TN 38118

Tenant  
3129 Cosmos Drive  
Memphis, TN 38118

Tenant  
3135 Cosmos Drive  
Memphis, TN 38118

Tenant  
3141 Cosmos Drive  
Memphis, TN 38118

Tenant  
3147 Cosmos Drive  
Memphis, TN 38118

Tenant  
3299 Tchulatech Drive  
Memphis, TN 38118

Tenant  
3300 Tchulatech Drive  
Memphis, TN 38118

Tenant  
3387 Tchulatech Drive  
Memphis, TN 38118

Tenant  
5384 Sputnik Drive  
Memphis, TN 38118

Tenant  
5386 Zodiac Road  
Memphis, TN 38118

Tenant  
5387 Cosmos Cove  
Memphis, TN 38118

Tenant  
5388 Sputnik Drive  
Memphis, TN 38118

Tenant  
5391 Zodiac Road  
Memphis, TN 38118

Tenant  
5392 Sputnik Drive  
Memphis, TN 38118

Tenant  
5393 Sputnik Drive  
Memphis, TN 38118

Tenant  
5395 Cosmos Cove  
Memphis, TN 38118

Tenant  
5396 Cosmos Cove  
Memphis, TN 38118

Tenant  
5396 Sputnik Drive  
Memphis, TN 38118

Tenant  
5397 Sputnik Drive  
Memphis, TN 38118

Tenant  
5397 Zodiac Road  
Memphis, TN 38118

Tenant  
5400 Sputnik Drive  
Memphis, TN 38118

Tenant  
5404 Sputnik Drive  
Memphis, TN 38118

Tenant  
5408 Sputnik Drive  
Memphis, TN 38118

Tenant  
5412 Sputnik Drive  
Memphis, TN 38118

Tenant  
5416 Sputnik Drive  
Memphis, TN 38118

Tenant  
5478 Swinnea Road  
Memphis, TN 38118

Tenant  
5501 Tchulahoma Road  
Memphis, TN 38118

Tenant  
5605 Tchulahoma Road  
Memphis, TN 38118

Tenant  
5610 Tchulahoma Road  
Memphis, TN 38118

Tenant  
5612 Tchulahoma Road  
Memphis, TN 38118

5397 Zodiac Road Trust  
11425 Canterbury Lane  
Parker, CO 80138-8462

BFF TN Investment LLC  
836 W. Earl Drive  
Phoenix, AZ 85013-4022

Brown Peggy J  
5396 Cosmos Cove  
Memphis, TN 38118-8019

Carter Claude & Francis V  
5397 Sputnik Drive  
Memphis, TN 38118-8033

Chew Jannie M  
3123 Cosmos Drive  
Memphis, TN 38118-8022

CSMA BLT LLC  
1850 Parkway Place, Ste. 900  
Marietta, GA 30067-8261

Davis Cassandra A  
5388 Sputnik Drive  
Memphis, TN 38118-8031

DHL Supply Chain (DBA)  
570 Polaris Parkway  
Westerville, OH 43082-7900

Dunham And Yow Investments  
799 Highway 332  
Grenada, MS 38901-8979

Evolutionmax LLC  
7391 Yoni Lane  
Bartlett, TN 38002-5972

Exel Incorporated  
360 Westar Boulevard  
Westerville, OH 43082-7627

Herron Beverly J & Johnny Jr.  
5384 Sputnik Drive  
Memphis, TN 38118-8031

Hill Jimmy L & Katherine  
3129 Cosmos Drive  
Memphis, TN 38118-8022

Jones Joyce A  
5408 Sputnik Drive  
Memphis, TN 38118-8080

Lang Jerlean T  
3147 Cosmos Drive  
Memphis, TN 38118-8022

McClain Lula  
5386 Zodiac Road  
Memphis, TN 38118-8044

Memphis Shelby County Airport Authority  
2491 Winchester Road, Ste. 113  
Memphis, TN 38116

Montoya Miguel A  
5501 Tchulahoma Road  
Memphis, TN 38118-8010

Potts Angeleta E  
434 N. Walnut Bend Road  
Cordova, TN 38018-6853

Real Homes LLC  
1232 Chesterton Avenue  
Redwood City, CA 94061-1326

Reed Michael  
P O Box 751164  
Memphis, TN 38175-1164

Rodama Group LLC  
6025 Stage Road, Ste. 42-106  
Bartlett, TN 38134-8374

Stewart Melvin R & Anne L  
5391 Zodiac Road  
Memphis, TN 38118-8043

Stewart Robert L & Pauline  
5392 Sputnik Drive  
Memphis, TN 38118-8031

Talbert Truman D (Estate Of)  
5610 Tchulahoma Road  
Memphis, TN 38118-8007

Toll Thomas  
2623 Remington Way  
Tracy, CA 95377-6695

Vargo Jean & James S  
5605 Tchulahoma Road  
Memphis, TN 38118-8010

Whaley Clemetee And Essie Whaley  
5404 Sputnik Drive  
Memphis, TN 38118-8080

Xiao Xiao  
200 Dey Street  
Harrison, NJ 07029-1884