

*Midtown Corridor East/
Binghampton Plan*

(includes plans for Eastview and Lea's Woods)

September, 2003

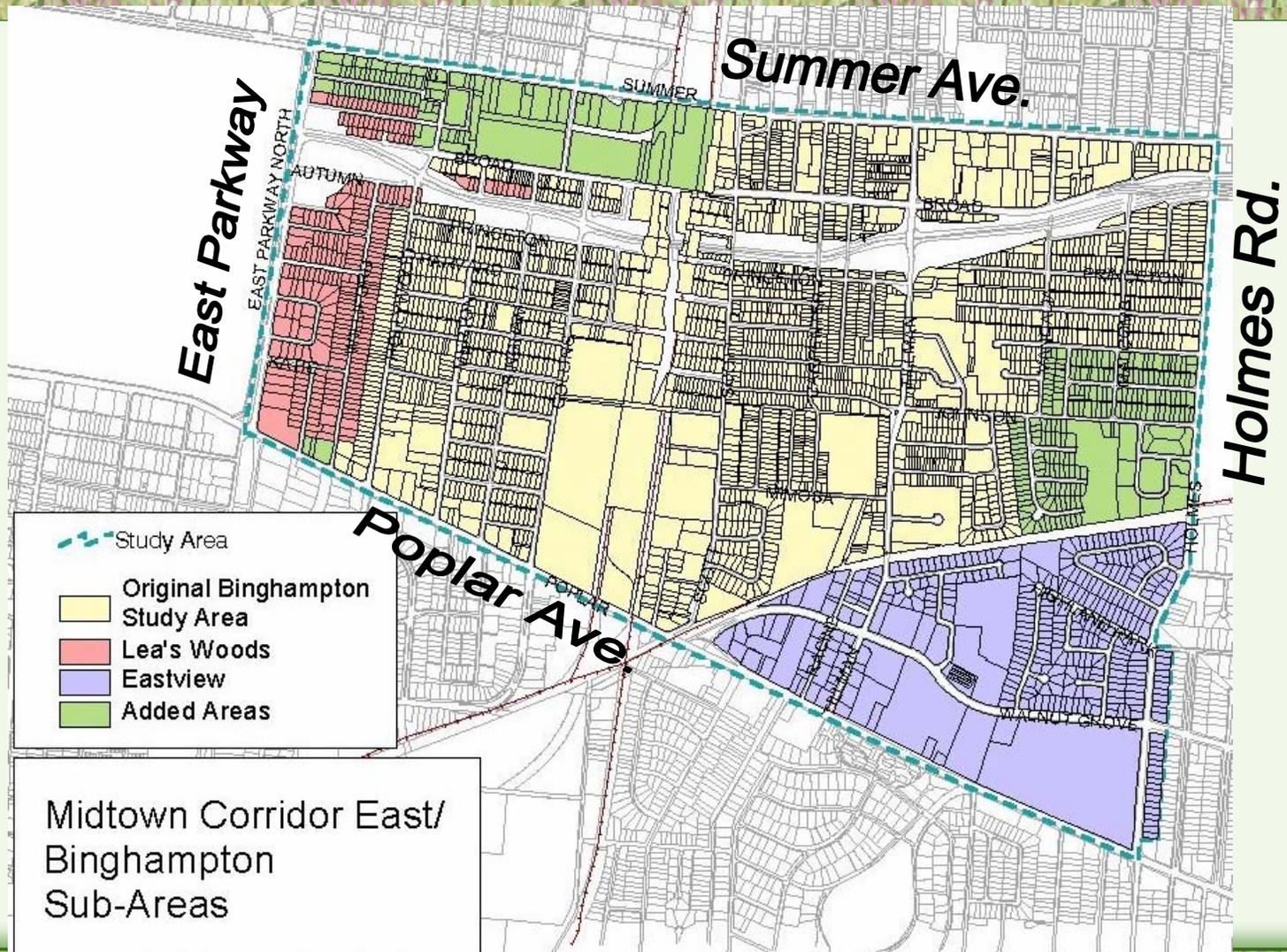
Plan Amendment

- **Initial Plan was adopted in April 17, 2001**
 - There have been significant changes since the plan adoption (street closures, new community facilities, and public investments)
 - expanded the study area to be more comprehensive
- **The changes in the area warranted a second examination of the future potential for growth and development in this area**
- **The results of this study has been formulated into a plan amendment**

Midtown Corridor East/ Binghampton Plan

- **Study area boundaries**
 - **Summer Avenue on the north**
 - **North side of Poplar Avenue to the viaduct at Union Avenue, then both sides of Poplar Avenue on the south**
 - **West side of Holmes Road to the railroad tracks, then both sides of Holmes Road on the east**
 - **East Parkway North on the west**

Midtown Corridor East/Binghampton extended boundaries and sub-areas

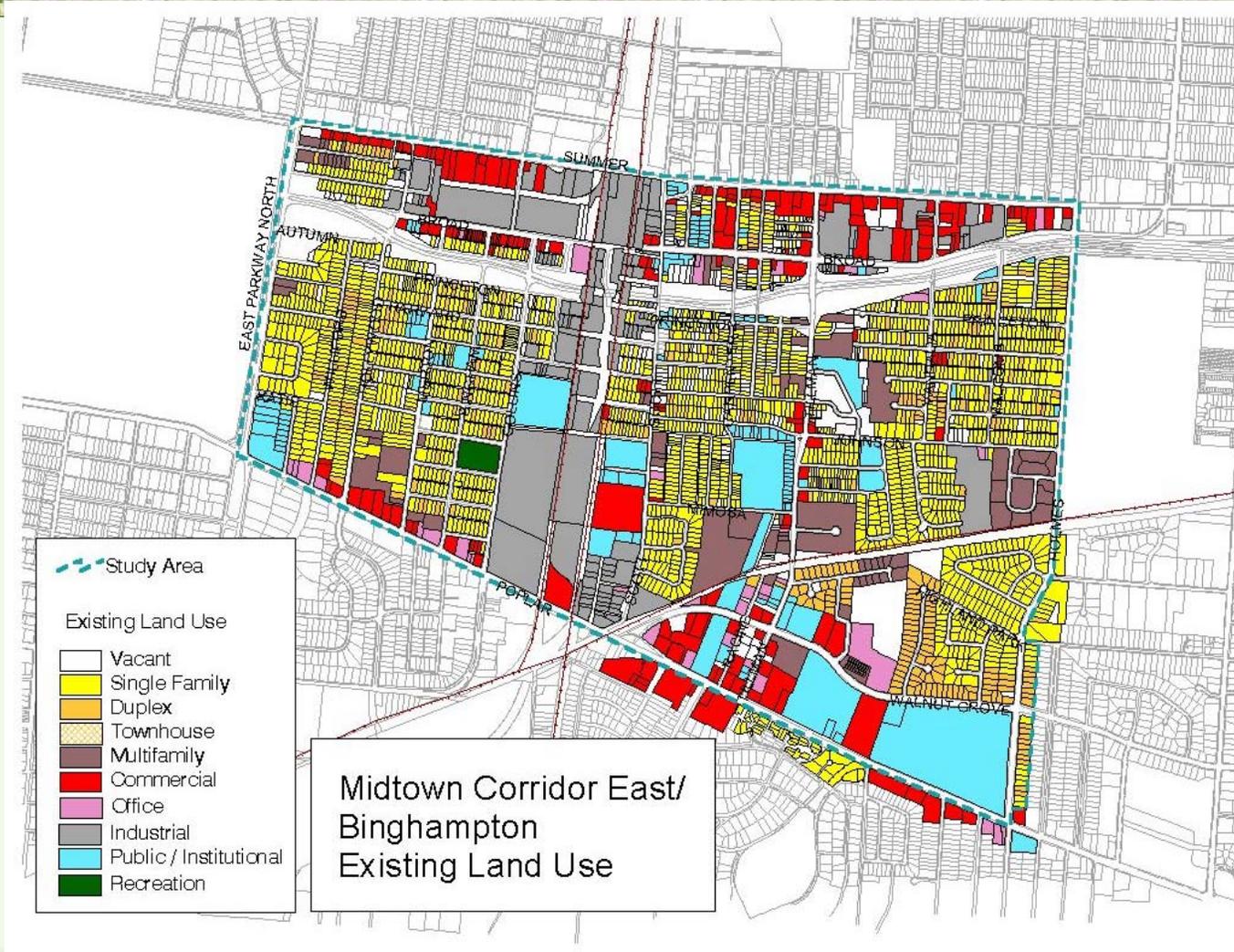


Midtown Corridor East/ Binghampton Plan

- **Sub Areas**

- **Eastview:** Fisher RR on the north, Poplar Avenue on the south and Holmes Road on the east
- **Lea's Woods:** Parkway Place on the north, Poplar Avenue on the south, Williford Street and Autumn Avenue to Bingham Street on the east, and East Parkway North on the west
- **South side of Summer Avenue:** Summer Ave on the north, Broad St on the south; the railroad tracks on the east; and East Parkway North on the west
- **Holmes Road Extended:** Nathan Ave on the north; the railroad tracks on the south; Holmes Road on the east and Vandalia St

Midtown Corridor East/Binghampton Existing Land Use Map



Public Participation

- **Several meetings were held with the following stakeholder groups; Lea's Wood Area Residents, Neighborhood Associations in Eastview and Highland Park, Trezevant Manor and the Midtown Corridor East Project Committee**
- **Conducted four public meetings prior to the Land Use Control Board Meeting and three additional meetings were held after that meeting**

Revised Plan

The revised plan:

- **sets forth a comprehensive plan for each of the sub-areas (including Lea's Woods and Eastview)**
- **proposes a strategy for neighborhood stabilization, redevelopment and reinvestment**
- **attempts to re-establish the neighborhood fabric by knitting the neighborhood elements back together**
- **recommends a zoning plan that will stabilize the area and provide compatible new construction**

Major Plan Recommendations

- **Designate Sam Cooper Boulevard as a Local Residential Corridor.**
- **City of Memphis should acquire the vacant right-of-way land in the Sam Cooper Parkway Corridor from the State of Tennessee.**
- **Large parcels located along Sam Cooper Boulevard and East Parkway should be offered through an RFP process.**

Major Plan Recommendations

- **Designate the vacant corridor land for new residential infill development**
- **Use the Midtown Corridor West Redevelopment as a model for the east side**
- **Prohibit the establishment of billboards along Sam Cooper Blvd.**
- **Designate Broad St. as a special study area.**

Major Plan Recommendations

- **Determine the feasibility of extending Allison Street**
- **Designate Lea's Woods as a Historic Conservation District.**
- **Extend Walnut Grove Residential Corridor to the channelized ditch west of Eastview Rd.**
- **Adopt the Eastview Redevelopment Plan.**

Zoning Recommendations

Purpose of the Proposed Zoning Changes

- **Match the existing land use with the appropriate zoning designations**
- **Establish an improved gateway treatment on Summer Avenue by changing the permitted uses over time**
- **Propose a mixed use corridor as a redevelopment strategy for Broad Avenue**

Zoning Recommendations

Purpose of the Proposed Zoning Changes (cont.)

- **Create a residential infill district to facilitate new development**
- **Designate Lea's Wood as a Historic Conservation overlay District**
- **Amend the C-N Neighborhood Zoning District to permit residential uses**

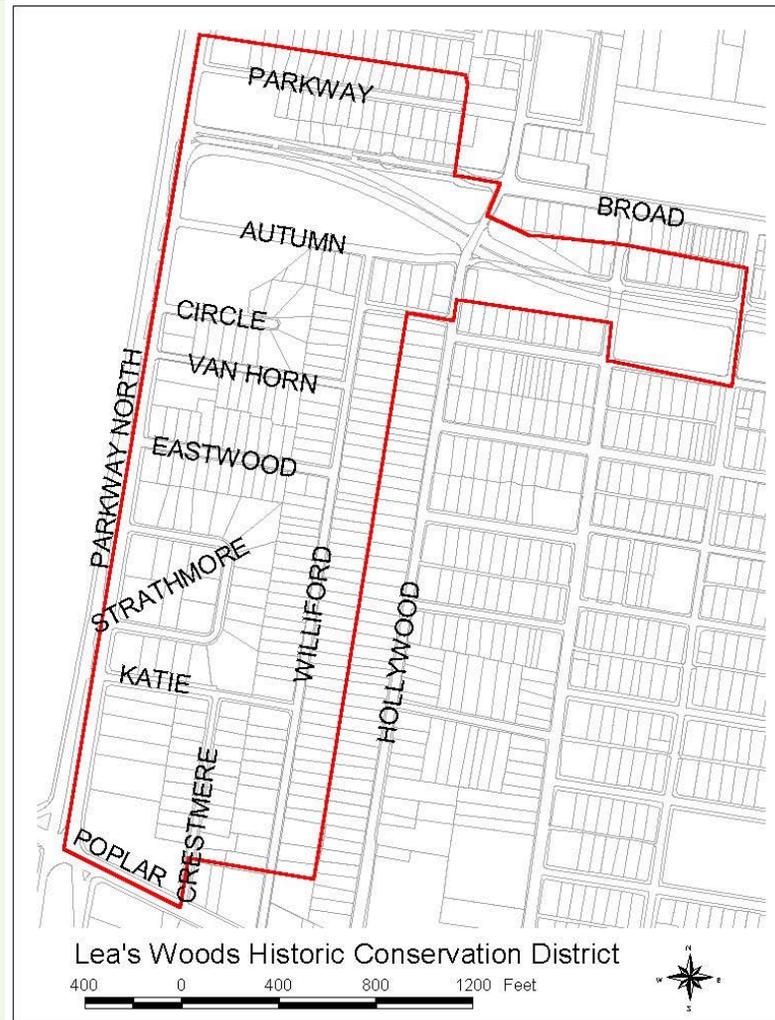
Lea's Woods

Proposed Historic Conservation District



Lea's Woods

Proposed Historic Conservation District



Lea's Woods

Proposed Historic Conservation District

- **Proposed Historic Conservation (HC) District is an overlay zoning district.**
 - **The HC District deals with changes to the exterior of your property which includes: demolitions, new construction, habitable additions, garages and fences**
- **It does not effect the use of the property.**

Lea's Woods

Proposed Historic Conservation District

- **The Memphis Landmarks Commission uses design guidelines created by the neighborhood to review the requested changes to property.**
- **Historic Conservation Districts are a tool that a neighborhood can use to help preserve the things that make that neighborhood special.**

Eastview Redevelopment Plan

Purpose of the Redevelopment

- **Combat Slum and Blight in City of Memphis**
 - **contributes to the spread of disease and crime**
 - **constitutes an economic and social liability**
 - **decreases tax base and revenues**
 - **retards the provision of adequate housing**

Eastview Redevelopment Plan



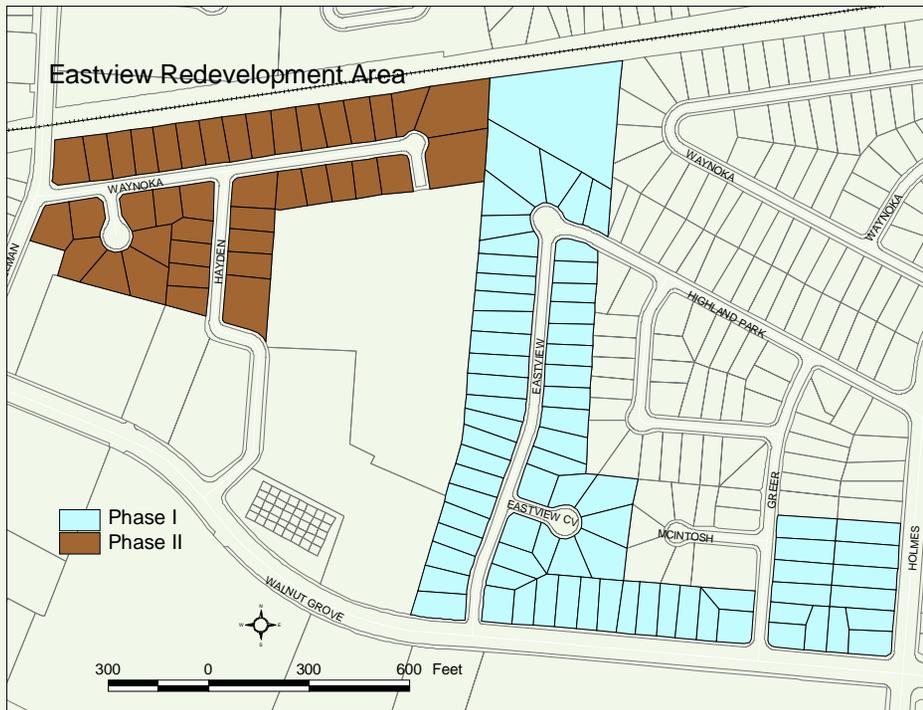
Eastview Redevelopment Plan

Area Description

At least 99% of housing is 35 years or older

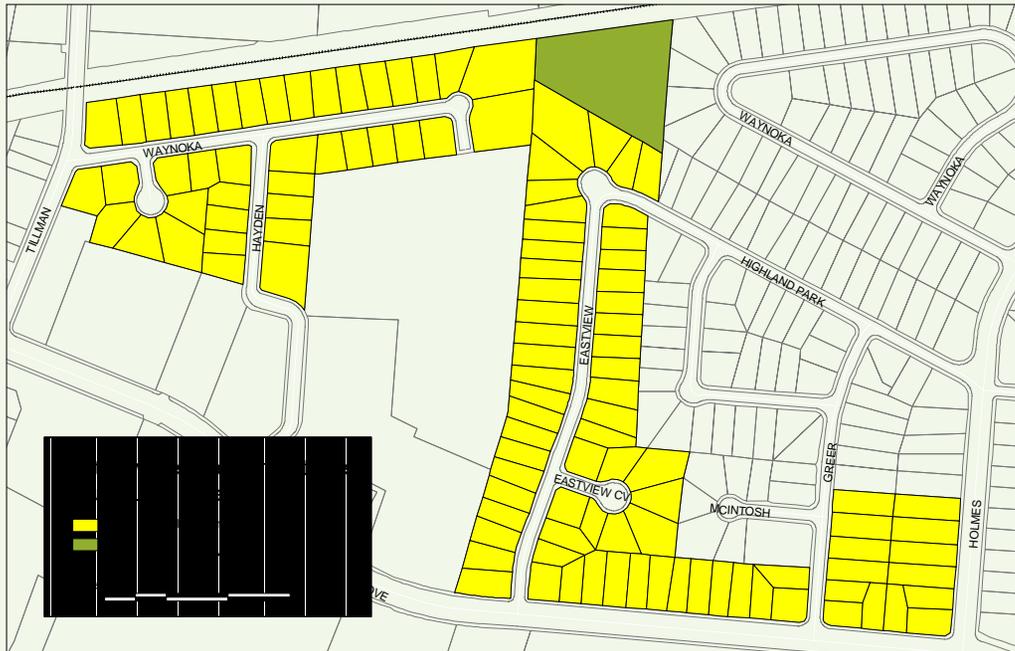
Of 111 housing structures, 42% are deteriorated or deteriorating; 16% slum; 23% vacant

General blighted conditions including aging, cracked infrastructure



Eastview Redevelopment Plan

Redevelopment Concept



Redevelopment Goals

- Create neighborhoods in which people share a sense of belonging
- Encourage mixture of uses
- Use best design practices to increase safety
- Preserve historic, cultural and natural assets

Next Steps

The following will come before the City Council for review in October

- **An amendment to the original plan**
- **Comprehensive Rezoning and Text Amendment**
 - New residential infill district
 - an amendment to the C-N District
 - approximately 49 zoning changes
- **Redevelopment Plan for the Eastview Area**
- **Walnut Grove Residential Corridor Extension from Holmes west to Eastview Drive**

The Land Use Control Board reviewed the items on September 11, 2003. The Land Use Control Board recommendation to the City Council was approved with (3) amendments to the zoning plan.