ORDINANCE NO. 5302

AN ORDINANCE (Z 08-104) AMENDING THE MEMPHIS AND SHELBY COUNTY ZONING ORDINANCE – REGULATIONS (OFFICIAL ZONING MAP) ADOPTED BY THE SHELBY COUNTY BOARD OF COMMISSIONERS ON OCTOBER 6, 1980, AND THE CITY COUNCIL OF THE CITY OF MEMPHIS ON OCTOBER 7, 1980 IN RESOLUTION AND ZONING ORDINANCE NO. 3064 AS AMENDED, SO AS TO MAKE CERTAIN CHANGES IN SAID MAP.

Amend the Official Zoning Map by adopting the proposed University District Comprehensive Rezoning and University District Overlay. The University District Overlay includes proposed Shopfront or Urban Frontage Designation for segments of Highland Street, Southern Avenue, Walker Avenue, Central Avenue, Mynders Avenue, Patterson Street, Houston Street and Park Avenue

---

WHEREAS, the University District Comprehensive Plan includes the Normal Station, Messick Buntyn, East Buntyn, Joffre and Red Acres Neighborhoods, the University Area Consortium and the University of Memphis Main and Park Avenue campuses within an area bounded by Walnut Grove Road and Poplar Avenue to the north; Goodlett Street to the east; rear boundaries of properties facing Park Avenue on the south; and Semmes, Greer and Lafayette Streets to the west; and

WHEREAS, amendments are proposed to the Memphis and Shelby County Zoning Ordinance Official Zoning Map to rezone various properties including adoption of the University District Overlay (UDO) to implement the recommendations of the University District Comprehensive Plan.

WHEREAS, the Memphis and Shelby County Land Use Control Board held a public hearing as required by Section 6 of the Memphis and Shelby County Zoning Ordinance Regulations on June 11, 2009; and

WHEREAS, the Board recommended some amendments to the boundaries of the area proposed to be rezoned and these amendments have been incorporated into this map amendment.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEMPHIS

Section 1, that the Memphis and Shelby County Zoning Ordinance Official Zoning Map, as amended, be and is hereby amended with respect to Use Districts as follows:

The following described property is located within the University District Plan Area. The specific properties being rezoned are more particularly illustrated by an attached map showing the area numbers and proposed rezoning.

#7

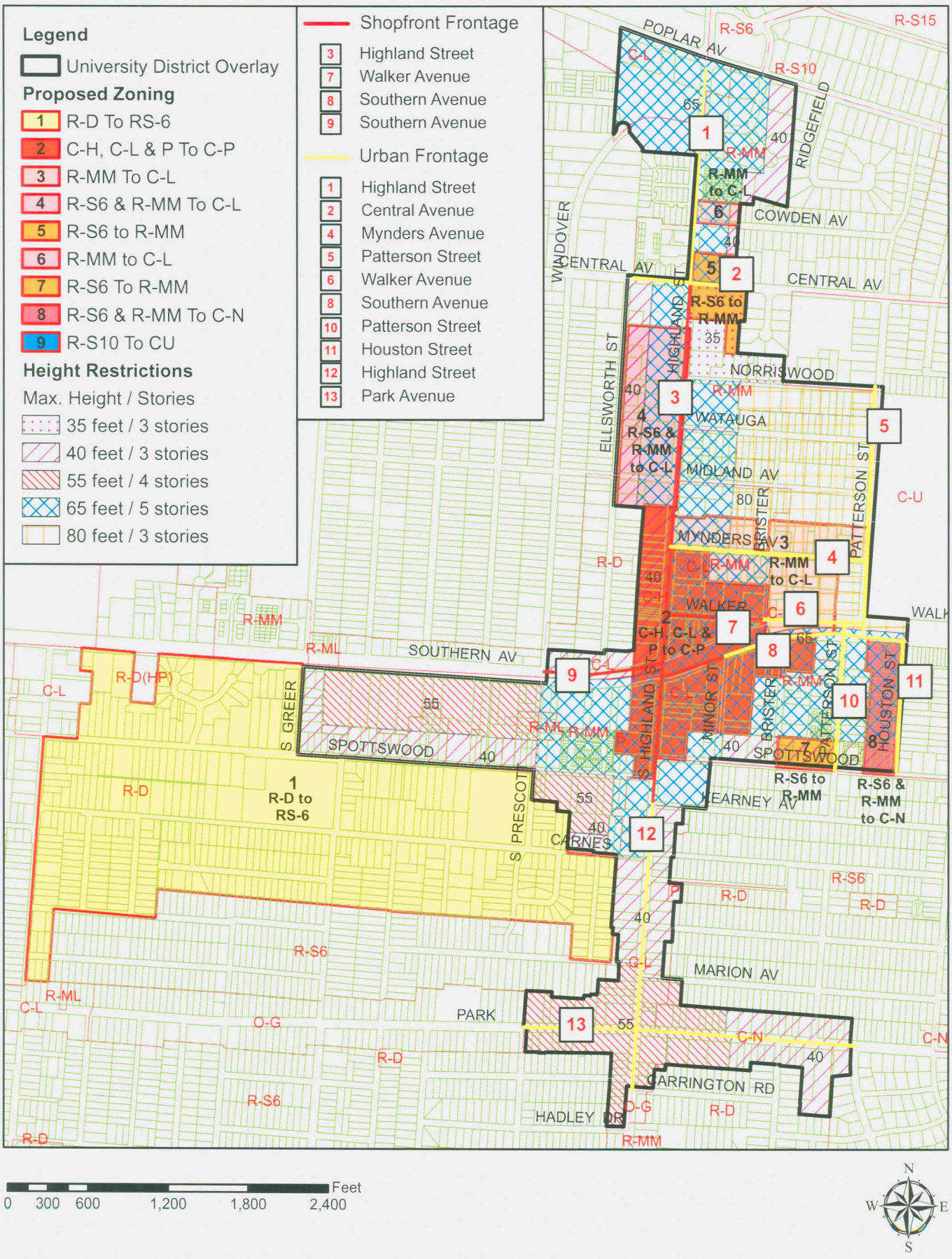
AREA	EXISTING ZONING DISTRICTS	REQUESTED ZONING DISTRICTS
1	Duplex Residential (R-D)	Single Family Residential (R-S6) District
2	Highway Commercial (C-H), Local Commercial (C-L) & Parking (P)	Planned Commercial (C-P) District
3	Multiple Dwelling Residential (R-MM)	Local Commercial (C-L) District
4	Single Family Residential (R-S6) & Duplex Residential (R-D)	Local Commercial (C-L) District
5	Single Family Residential (R-S6)	Multiple Dwelling Residential (R-MM)
6	Single Family Residential (R-S6)	Multiple Dwelling Residential (R-MM)
7	Single Family Residential (R-S6) & Multiple Dwelling Residential (R-MM)	Neighborhood Commercial (C-N)
8	Single Family Residential (R-S10)	College University (CU) District

Section 2, that the Memphis and Shelby County Zoning Ordinance Official Zoning Map, as amended, be and is hereby amended by adoption of the University District Overlay which is more particularly described by the attached map showing the boundaries of the University District Overlay and which is generally described as follows

`An irregular area bounded roughly by Poplar Avenue on the north, Ellsworth Street, Greer Street and Prescott Street on the west, rear boundaries of properties facing Park Avenue on the south and Patterson Street, Houston Street and Robinhood Lane on the east, and

BE IT FURTHER RESOLVED AND ORDAINED, That the Joint Ordinance and resolution take effect after the date it shall have been enacted according to the due process of law, and thereafter shall be treated as in full force and effect in the jurisdiction subject to the passage thereof by the City Council of the City of Memphis.

ATTEST:

THE FOREGOING ORDINANCE
5302 PASSED
1st Reading 3-17-09
2nd Reading 4-7-09
3rd Reading 7-7-09
Approved Myron Lowery
Chairman of Council
Date Signed: 7/22/2009
Approved: [illegible]
Mayor, City of Memphis
Date Signed: 7/27/09
I hereby certify that the foregoing is a true copy, and said document was adopted by the Council of the City of Memphis as above indicated and approved by the Mayor.
Valerie C. Swift
Comptroller

University District Overlay (UDO) & Zoning Changes