



LAND USE CONTROL BOARD

Est. in 1920 as the City Planning Commission - Merged with the County Planning Commission in 1956 - Reorganized in 1976

Josh Whitehead, AICP, Secretary



CITY APPOINTEES

Mary Sharp, Chair
Scott Fleming
Brown Gill
Margaret Pritchard
James Toles

COUNTY APPOINTEES

Desiree Lyles Wallace, Vice Chair
J.C. McKinnon
Jennifer O'Connell
Darrell Thomas
Lisa Wilbanks

AGENDA

Thursday, October 14, 2021

City Council Chambers, City Hall, 125 N. Main St.

View the Meeting Streaming Live at [THIS LINK](https://www.youtube.com/c/divisionofplanninganddevelopment)
(<https://www.youtube.com/c/divisionofplanninganddevelopment>)

9:00AM: Public Session (Mary Sharp, Chair)

A. Roll Call

B. Approval of [Minutes from the Previous Meeting](#)

C. Director's Report

D. Secretary's Report

E. Consent Agenda (Lisa Wilbanks, Chair)

The Consent Agenda is established at the beginning of the meeting. Cases placed on the Consent Agenda will be voted on as a whole.

F. Regular Agenda (Margaret Pritchard, Chair)

The Regular Agenda is ordered in the following manner: Subdivisions ("S"), Subdivision Final Plat and PD Final Plan Revocations ("SR"), Street & Alley Closures* ("SAC"), Street Dedications* ("SD"), Street Name Changes ("SNC"), Special Exceptions ("SE"), Planned Developments* ("PD"), Special Use Permits* ("SUP"), Rezoning* ("Z"), Residential Corridors and Residential Corridor Deletions* ("RC), Zoning Text Amendments* ("ZTA") and Comprehensive Plan Adoption*; first by Held Cases, then by Correspondence Cases and then by New Cases. Those cases in the categories with an asterisk ("*") with the current year in their case number proceed as a matter of course to the Memphis City Council or Shelby County Board of Commissioners (for those cases with the suffix of "CO"). All other cases on this agenda, including correspondence cases, are appealable to the legislative bodies.

Set the Regular Agenda

At this time, the Board may elect to change the order of the cases as they are listed on the agenda.

Held Cases

The following cases were heard during a previous Land Use Control Board hearing and placed on today's agenda. Since a date certain for re-hearing was established for these cases by the Board during a public hearing, mailed notice was not re-issued. These cases are to be differentiated from those cases classified as "new" but which have a staff recommendation of "hold." Cases may be held up to one month without the consent of the applicant and up to three months with the consent of the applicant.

1. [MJR 21-24](#) (Correspondence to PD 07-342 CO): SOUTHEAST SHELBY CO: outline plan modifications to Forest Creek Planned Development at the northeast corner of Forest Hill-Irene and Shelby Drive to allow a 103-lot gated residential development. Staff Planner: Seth Thomas; Staff Recommendation: Approval with Conditions. *This matter was held in abeyance by the board for a period of one month during its July 8, 2021; August 12, 2021, and September 9, 2021, meetings.*

2. [SUP 21-18](#) (Companion Case: BOA 21-111): CHEROKEE: group day care home at 3374 Sturgeon Avenue. Staff Planner: Brian Bacchus; Staff Recommendation: Approval with conditions. *This matter was held in abeyance by the board for a period of one month during both its August 12, 2021, and September 9, 2021, meetings.*
3. [SUP 21-21](#): MIDTOWN: mixed use project on the south side of Union, east of Barksdale. Staff Planner: Lucas Skinner; Staff Recommendation: Approval with conditions. *This matter was held in abeyance by the board for a period of one month during its September 9, 2021, meeting.*

Correspondence Cases

4. [MJR 21-34](#) (Correspondence to PD 86-322): RIVER OAKS: modification to building setback at 6456 Wynfrey Place from 10 to 5 feet. Staff Planner: Teresa Shelton; Staff Recommendation: Hold for one (1) month
5. [MJR 21-35](#) (modification to PD 98-347): CORDOVA: modification to conditions regarding permitted land uses to allow a 44-lot residential development at the northeast corner of Trinity and North Ericson. Staff Planner: Lucas Skinner; Staff Recommendation: Approval with conditions
6. [MJR 21-36](#) (modification to Z-490): PARKWAY VILLAGE: modification to conditions regarding curb cuts for gas station at northeast corner of Perkins and Knight-Arnold. Staff Planner: Seth Thomas; Staff Recommendation: Approval with conditions
7. [MJR 21-37](#) (modification to PD 05-377): FRAYSER: modification to conditions regarding permitted land uses to allow a library at 2220 James and planned development boundary expansion. Staff Planner: Jeffrey Penzes; Staff Recommendation: Approval with conditions
8. [MJR 21-38](#) (formerly known as PD 21-35; modification to PD 95-374): CORDOVA: 28-lot residential development on the south side of Dexter, west of Chickering. Staff Planner: Teresa Shelton; Staff Recommendation: Approval with one (1) condition
9. [MJR 21-39](#) (formerly known as SUP 21-22; modification to PD 89-368): CORDOVA: major modification to allow the sale of used goods at 8160 Macon. Staff Planner: Jeffrey Penzes; Staff Recommendation: Approval with conditions

New Cases

10. [SAC 21-9](#): MEDICAL DISTRICT: Physical closure of the unnamed alley between N. Cleveland, Court, N. Claybrook, and Jefferson. Staff Planner: Brett Davis; Staff Recommendation: Approval with conditions
11. [SAC 21-10](#): SOUTH MEMPHIS: closure of alley on west side of Mississippi Blvd. north of Walker. Staff Planner: Lucas Skinner; Staff Recommendation: Hold for one (1) month
12. [PD 21-31](#): WESTWOOD: planned development to allow construction of sixty-two (62) new single-family attached units of two-family homes and townhomes at 3794 Horn Lake Road. Staff Planner: Brian Bacchus; Staff Recommendation: Approval with conditions
13. [PD 21-32](#): LEA'S WOODS: 21-lot townhouse subdivision at northwest corner of Sam Cooper and Hollywood. Staff Planner: Lucas Skinner; Staff Recommendation: Approval with conditions

14. [PD 21-34 CO](#): RALEIGH ADJACENT: gas station at northwest corner of Singleton Parkway and Egypt-Central. Staff Planner: Clarke Shupe-Diggs; Staff Recommendation: Rejection
15. [SUP 21-24](#): JACKSON: special use permit to allow a social service institution to allow a program of supportive services for military veterans at 3114 Jackson Avenue. Staff Planner: Brian Bacchus; Staff Recommendation: Approval with Conditions
16. [SUP 21-25](#): SOUTH MEMPHIS: special use permit to allow a social service institution to allow a neighborhood resource and coordination center for military veterans at 575 Phelan Avenue
Staff Planner: Brian Bacchus; Staff Recommendation: Approval with conditions
17. [Z 21-13 CO](#): MILLINGTON RESERVE: rezoning of 4 acres from the CA district to the R-6 district on the west side of Sledge south of Southknoll. Staff Planner: Seth Thomas; Staff Recommendation: Hold for one (1) month