



CITY APPOINTEES
MARY SHARP, CHAIR
SCOTT FLEMING
BROWN GILL
MARGARET PRITCHARD
JAMES TOLES

LAND USE CONTROL BOARD

EST. 1920 AS THE CITY PLANNING COMMISSION - REORGANIZED IN 1976

JOSH WHITEHEAD, AICP, SECRETARY

CITY HALL - 125 N. MAIN ST., STE. 468 - MEMPHIS, TENNESSEE 38103 - (901) 636-6619



COUNTY APPOINTEES
DESIREE LYLES WALLACE, VICE CHAIR
J.C. MCKINNON
JENNIFER O'CONNELL
DARRELL THOMAS
LISA WILBANKS

AGENDA

THURSDAY, JANUARY 14, 2021

PURSUANT TO STATE OF TENNESSEE EXECUTIVE ORDER NO. 71 SIGNED BY GOVERNOR BILL LEE ON DECEMBER 22, 2020, THIS WILL BE A STREAMED MEETING WITH ELECTRONIC VOTING

TO VIEW THE MEETING LIVE ON YOUTUBE, GO TO [THIS LINK](https://www.youtube.com/c/divisionofplanninganddevelopment)
(<https://www.youtube.com/c/divisionofplanninganddevelopment>)

IF YOU WOULD LIKE TO SPEAK ON A MATTER, PLEASE EMAIL THE STAFF PLANNER LISTED BELOW WITH YOUR NAME, PHONE NUMBER FROM WHICH YOU WILL BE CALLING AND THE CASE NUMBER OR AGENDA ITEM ON WHICH YOU WOULD LIKE TO SPEAK BY NO LATER THAN 8 A.M., WEDNESDAY, JANUARY 13, 2021. ANY REQUESTS RECEIVED AFTER THIS DEADLINE WILL NOT BE HONORED.

GIVEN THE HIGH VOLUME OF EXPECTED PARTICIPANTS, PLEASE [WATCH THE MEETING HERE ON YOUTUBE](#) UNTIL YOUR MATTER IS CALLED

9:30 AM PUBLIC SESSION (Mary Sharp, Chair)

- A. ROLL CALL**
- B. APPROVAL OF [MINUTES FROM THE PREVIOUS MEETING](#)**
- C. DIRECTOR'S REPORT**
- D. SECRETARY'S REPORT**
[2020 Annual Report](#)

E. CONSENT AGENDA (Lisa Wilbanks, Chair)

The Consent Agenda is set during Executive Session. Cases placed on the Consent Agenda will be voted on as a whole. If any member of the Board or audience wishes to remove an item that has been placed on the consent agenda, please proceed to the front podium and ask that it be removed.

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"), Zoning Text Amendments* ("ZTA") and Comprehensive Plan Adoption*; first by Held Cases, 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.

- 1A. [Resolution of the Land Use Control Board that continuation of meeting telephonically is necessary to protect the health, safety and welfare of the citizens of Memphis and Shelby County in light of the COVID-19 outbreak, pursuant to Sec. A\(1\) of Governor Lee's Executive Order No. 71.](#)

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 cases classified as "new" but contain a staff recommendation of "hold." Cases may be held up to one month without the consent of the applicant and three months with the consent of the applicant.

1. [PD 08-306 CO \(CORRESPONDENCE\)](#): CORDOVA: modifications to concept plan and conditions for mixed-use development at northwest corner of Walnut Grove Road and Houston Levee Road. 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 its December 10, 2020, meeting.*
2. [PD 20-14](#): UNIVERSITY DISTRICT: apartments on west side of Deloach between Poplar and Central. Staff Planner: Jeffrey Penzes; Staff Recommendation: Hold for one (1) month. *This matter was held in abeyance by the board for a period of one month during its November 12, 2020, and December 10, 2020, meetings. This is the last possible hold under UDC Sub-Section 9.6.7C.*
3. [PD 20-17](#): RALEIGH: multi-use veteran's facility providing a total of 76 multifamily dwelling units with supportive programs and services including an on-site private community center at 3681 Hawkins Mill Road. Staff Planner: Jeffrey Penzes; Staff Recommendation: Approval with conditions. *This matter was held in abeyance by the board for a period of one month during its December 10, 2020, meeting.*
4. [SUP 12-207 \(CORRESPONDENCE\)](#): MEDICAL DISTRICT: major modification to a soup kitchen at 1306 Monroe Avenue and an adjacent parking lot to: 1) permit transient lodging; 2) remove the restriction on hours of operation; 3) allow outdoor food service; and 4) extend the special use permit in perpetuity. Staff Planner: Brett Davis; Staff Recommendation: Approval with conditions. *This matter was held in abeyance by the board for a period of one month during its December 10, 2020, meeting.*

NEW CASES

5. [S 20-33](#): DOWNTOWN: six-lot major subdivision on north side of Pontotoc, 63 feet west of Turley. Staff Planner: Lucas Skinner; Staff Recommendation: Approval with conditions
6. [S 20-34](#): HIGHPOINT TERRACE: 1) modification to SAC 75-27 to remove the condition that an easement be retained in the vacated right-of-way for future MLGW utilities; and 2) two-lot major subdivision at 3672 Waynoka. Staff Planner: Brett Davis; Staff Recommendation: Approval with conditions and one waiver
7. [SAC 12-608 \(CORRESPONDENCE\)](#): BINGHAMPTON: time extension for street closure of Tillman Cove. Staff Planner: Teresa Shelton; Staff Recommendation: Approval with conditions

8. [PD 96-310 CO \(CORRESPONDENCE\)](#): SOUTHEAST SHELBY COUNTY: modification to allow multi-family uses at the southeast corner of Forest Hill-Irene and TN 385 rather than commercial uses. Staff Planner: Seth Thomas; Staff Recommendation: Approval with conditions
9. [PD 99-362 \(CORRESPONDENCE\)](#): BALMORAL: revised site plan review for office development at the southwest corner of Quince Road and Lynnfield Road. Staff Planner: Brian Bacchus; Staff Recommendation: Approval with conditions
10. [PD 11-302 \(CORRESPONDENCE\)](#): UNIVERSITY DISTRICT: modifications to planned development at the northeast corner of Highland and Cowden. Staff Planner: Jeffrey Penzes; Staff Recommendation: Approval with conditions
11. [PD 20-18](#): MIDTOWN: planned development to allow various uses accessory to Christian Brothers University on the south side of Avery along Oakdale and Finlay Roads. Staff Planner: Lucas Skinner; Staff Recommendation: Approval with conditions
12. [PD 20-20](#): NORMAL STATION: expansion of Spottswood Village development (PD 90-346) on south side of Spottswood at Buck Street. Staff Planner: Jeffrey Penzes; Staff Recommendation: Approval with conditions
13. [SUP 20-15](#): BINGHAMPTON: transitional home at 578 Harrell Street. Staff Planner: Lucas Skinner; Staff Recommendation: Hold for one (1) month
14. [SUP 20-18](#): SOUTH MEMPHIS: funeral establishment at 1786 Lapaloma Street. Staff Planner: Teresa Shelton; Staff Recommendation: Rejection
15. [SUP 20-19](#): RALEIGH: 1) special use permit for a vehicle wash establishment at 3061 Covington Pike; and 2) modifications to the general plan conditions of Stage West Mall aka Z 89-141. Staff Planner: Brett Davis; Staff Recommendation: Rejection
16. [Z 20-11](#): CAPLEVILLE: rezoning of 4.89 acres on north side of Holmes east of Lamar from the Conservation Agriculture (CA) district to the Heavy Industrial (IH) district. Staff Planner: Jeffrey Penzes; Staff Recommendation: Approval