



CITY APPOINTEES
MARY SHARP, VICE CHAIR
BERLIN BOYD
SCOTT FLEMING
MARGARET PRITCHARD
JAMES TOLES

MEMPHIS AND SHELBY COUNTY
LAND USE CONTROL BOARD

EST. 1922 AS MEMPHIS PLANNING COMMISSION - REORGANIZED IN 1976

JOSH WHITEHEAD, AICP, SECRETARY
CITY HALL - 125 N. MAIN ST., STE. 468 - MEMPHIS, TENNESSEE 38103 - (901) 576-6601



COUNTY APPOINTEES
JON MCCREERY, CHAIR
ROBERT NORCROSS
EMILY TRENHOLM
DESIREE LYLES WALLACE
LISA WILBANKS

Date: January 8, 2015

To: Jon McCreery, Chair
Mary Sharp, Vice Chair
Berlin Boyd, Member
Scott Fleming, Member
Robert Norcross, Member
Margaret Pritchard, Member
James Toles, Member
Emily Trenholm, Member
Desiree Lyles Wallace, Member
Lisa Wilbanks, Member

From: Josh Whitehead, Secretary

RE: 2014 Annual Report

Mr. Chairman and Members of the Board:

It has been a pleasure to serve as your Secretary this past year. This three-page memorandum summarizes the attendance and case load of the Board during 2014 and shall therefore serve as your Annual Report for the year.

1. Attendance. The attendance record for all members is as shown below. The Board did not meet in March.

Ms. Bell-Warren: 5 of 9 meetings. *Note: in early October, Ms. Bell-Warren informed me that she would need to resign due to an illness in the family. She requested to serve as an alternate member of the Board.*

Mr. Boyd: 7 of 11 meetings.

Mr. Fleming: 1 of 1 meeting. *Note: Mr. Fleming was appointed and confirmed to the Board in November, 2014.*

Mr. Linkous: 5 of 9 meetings. *Note: In late September, Mr. Linkous resigned to become an alternate member of the Board.*

Mr. McCreery: 11 of 11 meetings.

Mr. Norcross: 7 of 11 meetings.

Dr. Pritchard: 9 out of 11 meetings.

Ms. Sharp: 11 of 11 meetings.

Mr. Toles: 11 of 11 meetings.

Ms. Trenholm: 10 of 11 meetings.

Ms. Wallace: 1 of 1 meeting. *Note: Ms. Wallace was appointed and confirmed to the Board in November, 2014.*

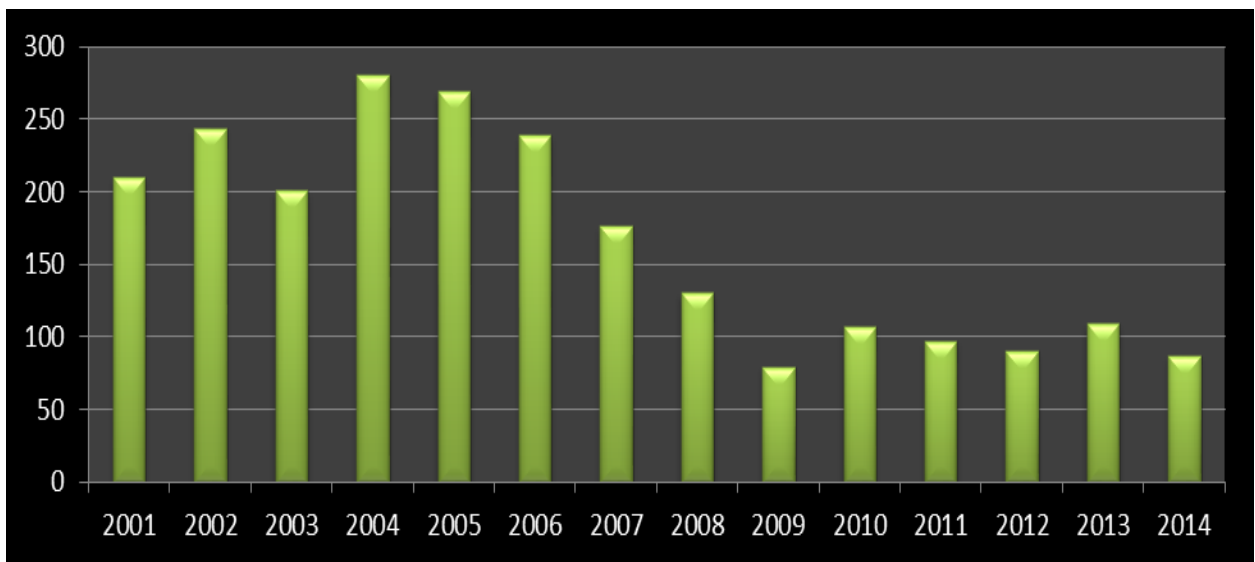
Ms. Wilbanks 11 of 11 meetings.

In addition, Mr. Frank Colvett, Jr. served as an alternate during three of the eleven meetings.

2. Caseload. During 2014, the Board heard 87 new cases and 42 correspondence cases, for a total of 129 cases. The 87 new cases were split accordingly:

Major Subdivisions:	11
Street and Alley Closures:	10
Planned Developments:	20
Special Use Permits:	40
Special Exceptions:	1
Re-Zonings:	4
Zoning Text Amendments:	1

The 87 new cases heard in 2014 represent a relatively stable case load since the collapse of the economy in 2008-2009. However, as the chart below demonstrates, this figure is less than half of the number of cases heard annually from 2001-2006. Please note that the chart below does ***not*** include correspondence cases. The Unified Development Code (the “UDC”) took effect on January 1, 2011. It allows items that would have required legislative body action under the 1981 Zoning Code to be processed as correspondence cases approvable by the Land Use Control Board. This might, to some degree, explain the reduction of new cases in the years since the adoption of the UDC.



3. Significant Cases, 2014. Of the 129 cases heard by the Board in 2014, the following represent important milestones in terms of economic impact:

Single-family residential:

- **S14-001:** 8 lot residential subdivision on Jefferson, just east of Danny Thomas
- **S14-004:** 14-lot subdivision on Raleigh-LaGrange, just west of Pisgah
- **S14-005:** 20-lot residential subdivision at James and Epping in Raleigh
- **PD14-305:** 21-lot residential development on Shady Grove, just east of I-240
- **PD14-210CC:** multiple single-family lots in an 111-acre area south of Windyke Country Club

Multi-family residential:

- **PD90-346:** 4 single-family homes and 17 townhomes on Spottswood, east of Goodman
- **PD06-320:** modification to Highland Row development at Highland and Midland to allow for additional apartment units, for a total of 354 units
- **PD11-309:** 272 apartment units on Houston Levee, south of US 64
- **PD12-304:** modification to allow 3-story apartment buildings at Hacks Cross and Tournament
- **PD14-308CC:** 220 apartment units at Riverdale and State Line Road
- **SUP14-234:** 96 apartment units at Kirby and Shelby Drive

Hotels:

- **SUP14-221:** conversion of Exchange Building at Second and Madison to hotel
- **PD14-309:** Guesthouse at Graceland, Elvis Presley Blvd. north of Graceland

Office and warehouse:

- **PD92-341:** 134,000 sq. ft. warehouse on Winchester, west of Swinea, for UPS
- **PD14-306CC:** 7-building office park on Forest Hill-Irene, south of Winchester