



CITY APPOINTEES
MARY SHARP, VICE CHAIR
SCOTT FLEMING
MARGARET PRITCHARD
JAMES TOLES
ALFRED WASHINGTON

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 MCCREEY, CHAIR
ROBERT NORCROSS
JENNIFER O'CONNELL
DESIREE LYLES WALLACE
LISA WILBANKS

Date: January 11, 2018

To: Jon McCreery, Chair
Mary Sharp, Vice Chair
Scott Fleming, Member
Robert Norcross, Member
Jennifer O'Connell, Member
Margaret Pritchard, Member
James Toles, Member
Desiree Lyles Wallace, Member
Alfred Washington, Member
Lisa Wilbanks, Member

From: Josh Whitehead, Secretary

RE: 2017 Annual Report

Mr. Chairman and Members of the Board:

It has been a pleasure to serve as your Secretary this past year. This Annual Report summarizes the attendance and case load of the Board during 2017.

1. Attendance. The attendance record for all members is as shown below.

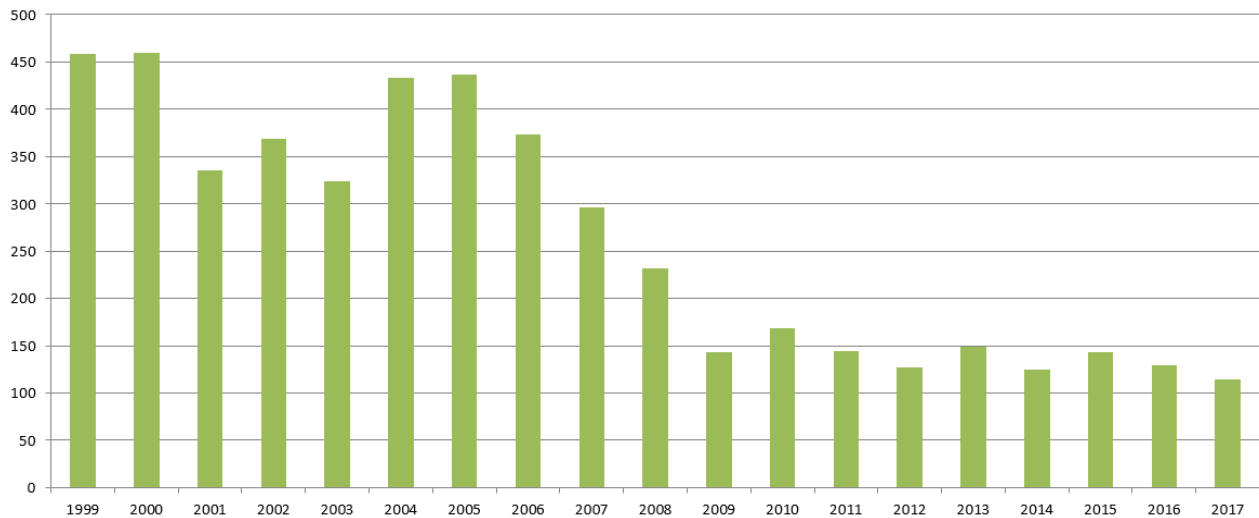
Mr. Fleming: 11 of 12 meetings.
Mr. McCreery: 12 of 12 meetings.
Mr. Norcross: 12 of 12 meetings.
Ms. O'Connell: 9 of 12 meetings.
Dr. Pritchard: 11 of 12 meetings.
Ms. Sharp: 12 of 12 meetings.
Mr. Toles: 11 of 12 meetings.
Ms. Wallace: 11 of 12 meetings.
Mr. Washington: 11 of 12 meetings.
Ms. Wilbanks 11 of 12 meetings.

In addition, Tim Rainey, Chairman, and Carson Claybrook, Member, of the Board of Adjustment attended the May 11 meeting as alternate members.

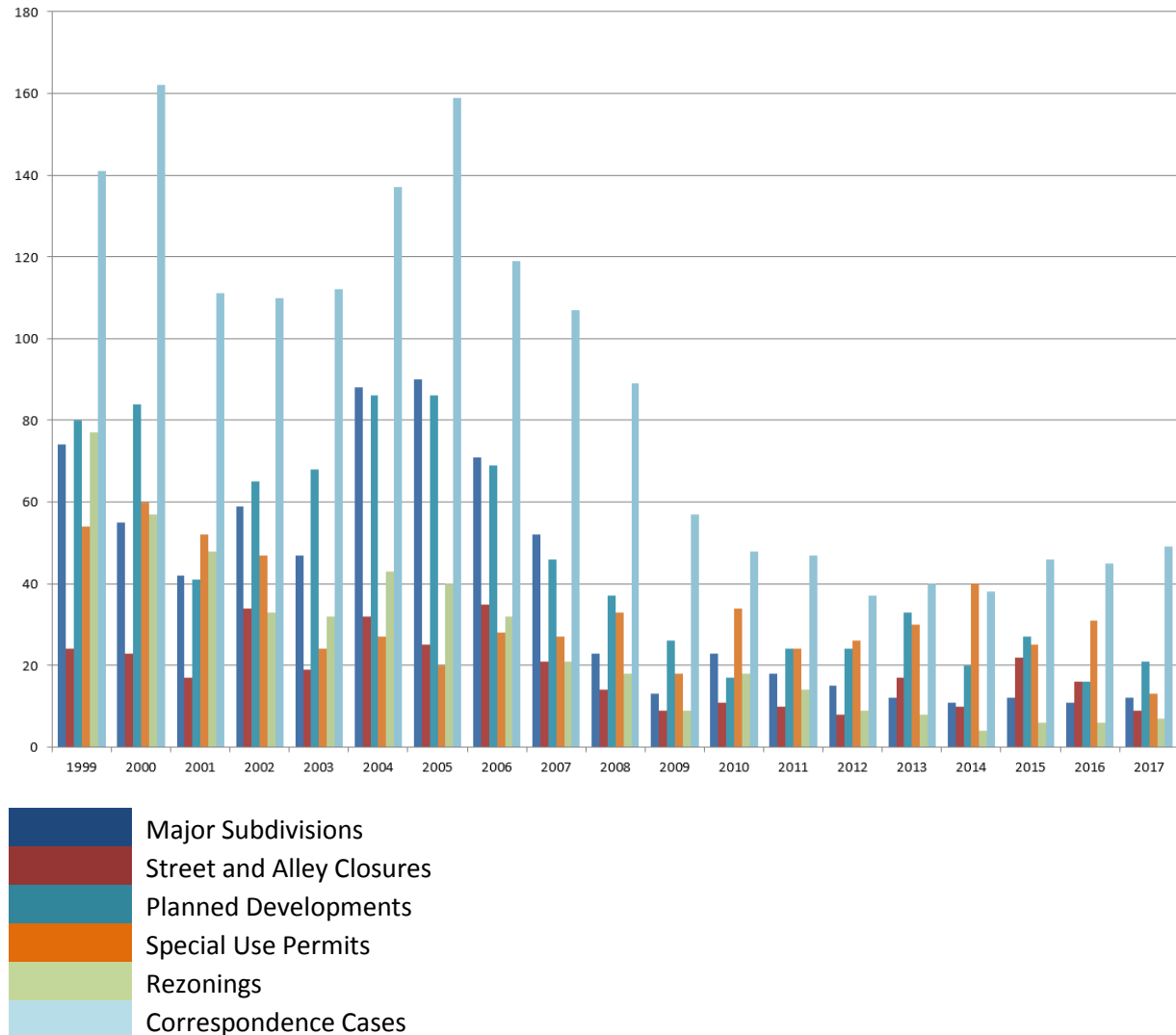
2. Caseload. During 2017, the Board acted on 67 new cases and 47 correspondence cases for a total of 114 cases. This compares with 84 new cases and 45 correspondence cases and 129 total cases heard in 2016. The new cases heard in 2017 were split accordingly:

Major Subdivisions:	12
Street and Alley Closures:	9
Street Dedications:	0
Subdivision Plat Revocations:	0
Street Name Changes:	0
Planned Developments:	21
Special Use Permits:	13
Special Exceptions:	1
Residential Corridor Deletions:	0
Re-Zonings:	7
Zoning Text Amendments:	2
Adoption of Plans:	1
Historic District Designations:	1

Of the 112 site-based new and correspondence cases heard in 2017 (the ZTAs are excluded in this figure), 9 involved sites outside of the Memphis city limits. Two of these were new, non-correspondence cases that required action by the Shelby County Board of Commissioners. The table below indicates the annual caseload of the Board from 1999 to 2017.



The table below breaks this case load down by case type, omitting minor categories:



3. Significant Cases, 2017. The following significant cases were heard by the Board in 2017:

Single-family Residential:

- **PD 86-347:** 12 lots for single-family detached homes on the north side of Tournament in Southwind.
- **PD 95-310 CO:** 91 lots for single-family detached homes at the northwest corner of Shelby Dr. and Meadowvale in unincorporated Shelby County. This approval replaced an earlier rejection by the Board earlier in the year for a multi-development project on the same site (which was PD 16-15).
- **PD 04-333:** 3 lots for single-family detached homes on the north end of Founder’s Pointe on Channel 3 Drive, west of Riverside Drive.
- **PD 06-320:** 22 lots for single-family detached homes on the east side of Ellsworth, north of Midland in the East Buntyn neighborhood that backs up to the Highland Row development.
- **PD 17-05:** 3 lots for single-family detached homes at the southeast corner of Park and East Irvin in East Memphis.

- **PD 17-11:** 22 lots for single-family detached homes at northwest corner of Kirby Parkway and Messick.
- **S 17-02:** 31 lots for single-family attached homes on the south side of Carolina and north side of Channel 3 Drive east of Riverside Drive.
- **S 17-04:** 3 lots for single-family detached homes on the south side of Greenway, east of Mendenhall in East Memphis.
- **S 17-05:** 3 lots for single-family detached homes on the south side of Acorn, west of Bartlett Road in Berclair.
- **S 17-07:** reconfiguration of four lots into six for single-family detached homes at East Parkway and Autumn in Midtown.
- **S 17-09:** 12 lots for single-family attached homes at the location of the former Red Cross building in Midtown.
- **S 17-12:** reconfiguration of two lots into three for single-family detached homes at Holmes Circle and Midland in East Buntyn.
- **S 17-13:** 6 lots for single-family detached homes on Haymarket, west of Sweetbriar in River Oaks.
- **S 17-14:** reconfiguration of one lot into two for a single-family detached home on East Galloway, north of Poplar in Red Acres.
- **S 17-18:** 32 new residential lots along Carver Avenue in the Depot neighborhood of South Memphis.

Multi-family Residential:

- **PD 03-309:** assisted living facility on the east side of Briarcrest, north of Poplar.
- **PD 11-320 CO:** 286 townhouse and apartment units on the north side of Crestwyn Hills, south of Winchester and west of Forest Hill-Irene in unincorporated Shelby Co.
- **PD 12-304:** 288 apartment units on south side of Tournament Drive, west of Hacks Cross.
- **PD 17-07 and 17-08:** apartment, townhouse and quadplex units at the northeast and southeast corners of East Parkway and Sam Cooper Blvd.
- **PD 17-13:** approval of the first phase of the Parkside at the northwest corner of Mullins Station and Whitten. This first phase will include not only apartments, but a hotel.
- **PD 17-21:** 71-acre multi-family and senior living development known as “Dwell” on the north side of Raleigh-LaGrange Road, just east of the Parkside development.
- **SAC 17-01, 17-02 and 17-03:** closure of Carver, Frisco and Keltner in the Depot area to allow for the renovation of existing apartments.
- **SAC 17-04:** closure of Pontotoc west of Danny Thomas to allow for the construction of new apartments.
- **SAC 17-09:** closure of Santa Monica, south of Holmes in Whitehaven to allow for the renovation of existing apartments.

Hotels:

- **SUP 16-32:** adaptive reuse of the former Leader Federal headquarters on the north side of Monroe between Second and Third Streets as a hotel.
- **SUP 17-05:** Four-story hotel on the north side of Beale between Fourth and Danny Thomas.

Industrial, Office and Institutional:

- **PD 99-366:** addition of 60,000 square feet of office space at Oaksedge on the west side of Cherry, south of Park.

- **PD 06-368:** new chapel for the Memphis Theological Seminary at the southeast corner of Union and East Parkway.
- **PD 17-14:** expansion of landfill at the northeast corner of Stage Road and Thomas.
- **Z 17-03:** rezoning at the southwest corner of Appling and Reese for the retail portions of a warehouse.

Commercial:

- **SUP 16-34:** entertainment venue known as Railgarten at the northeast corner of Central and Cooper. This case was approved by the Memphis City Council and then later its outdoor portions were approved by the Board of Adjustment. Due to complaints from neighboring property owners, the Memphis City Council held a revocation rehearing on the Special Use Permit; the minutes from this meeting have been held in abeyance since that time.
- **SUP 17-13:** reuse of a facility on the north side of Poplar, east of the Poplar Viaduct, for use as a club (Senses).
- **PD 17-06:** new Carmax facility on west side of Germantown Road north of TN 385.
- **PD 17-10:** Golden India restaurant on east side of Cooper, north of Madison.
- **PD 17-22:** new office and retail development on the west side of White Station, just north of Poplar.

Plans and Districts:

- **Pinch Plan Concept Study:** adoption of a neighborhood plan to guide development within the Pinch District north of downtown.
- **Cooper Young Historic Overlay District:** creation of a Landmarks District in the Cooper-Young neighborhood.

4. Staff, 2017

As has been the case since 1976, the Land Use Control Board has been staffed by the Land Use section of the Office of Planning and Development. In 2017, this included the following individuals: Burk Renner and Chip Saliba, managers; and Brian Bacchus, Don Jones, Marion Jones, Jeffrey Penzes, Kirstin Kettley and Staci Tillman, staff planners. Mr. Renner is embedded in the Office of Construction Code Enforcement on Mullins Station to ensure zoning code compliance on projects that do not require zoning review by the Land Use Control Board, Board of Adjustment or Landmarks Commission. Since July 1, Mr. Bacchus has largely been responsible for staffing the Landmarks Commission. Also since July 1, Mr. Saliba and Ms. Kettley have been responsible for providing support to the new OPD service counter. This has resulted in the following four primary staff planners who have reported to the Land Use Control Board (and Board of Adjustment) since July 1: Mr. and Ms. Jones, Mr. Penzes and Mr. Tillman.