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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 10, 2019

**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:** 2018 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 2018.

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

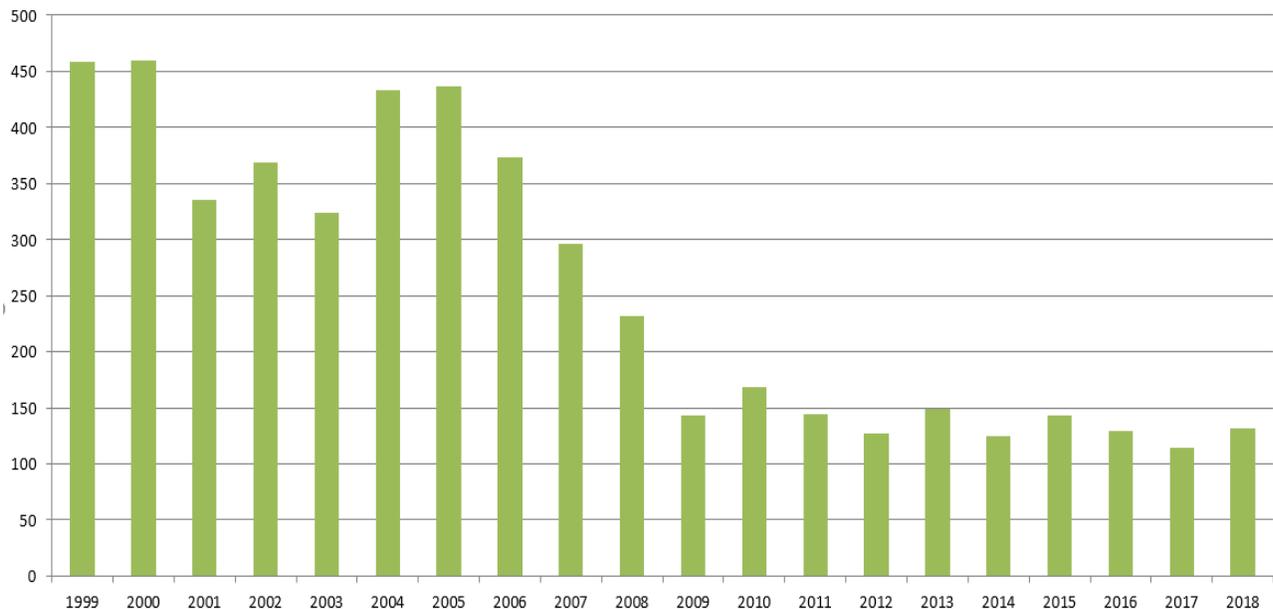
Mr. Fleming: 11 of 12 meetings.  
Mr. McCreery: 12 of 12 meetings.  
Mr. Norcross: 10 of 12 meetings.  
Ms. O'Connell: 10 of 12 meetings.  
Dr. Pritchard: 12 of 12 meetings.  
Ms. Sharp: 11 of 12 meetings.  
Mr. Toles: 12 of 12 meetings.  
Ms. Wallace: 11 of 12 meetings.  
Mr. Washington: 10 of 12 meetings.  
Ms. Wilbanks 11 of 12 meetings.

In addition, Madeleine Savage-Townes, Vice Chair of the Board of Adjustment, attended a meeting as an alternate member.

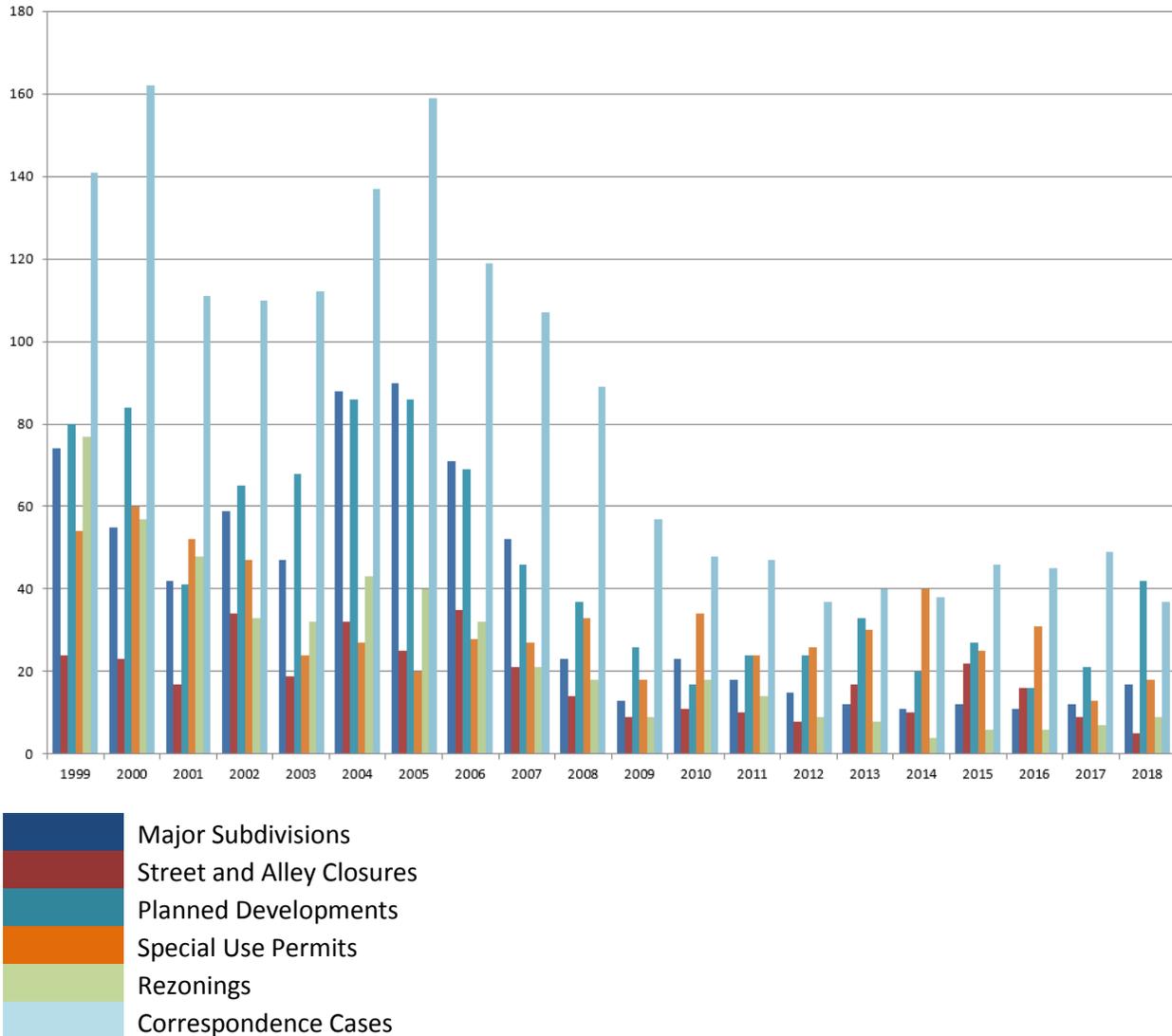
**2. Caseload.** During 2018, the Board acted on 97 new cases and 35 correspondence cases for a total of 132 cases. This compares with 67 new cases and 47 correspondence cases and 114 total cases heard in 2017. The new cases heard in 2018 were split accordingly:

Major Subdivisions:	17
Street and Alley Closures:	5
Street Dedications:	0
Subdivision Plat Revocations:	0
Street Name Changes:	3
Planned Developments:	42
Special Use Permits:	18
Special Exceptions:	0
Residential Corridor Deletions:	1
Re-Zonings:	9
Zoning Text Amendments:	1
Adoption of Plans:	0
Historic District Designations:	1

Of the 131 site-based new and correspondence cases heard in 2018 (the ZTAs are excluded in this figure), 12 involved sites outside of the Memphis city limits. Six 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 2018.



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



**3. Significant Cases, 2018.** The following significant cases were heard by the Board in 2018:

Single-family Residential:

- **PD 17-23:** 10 lots for cottages at northeast corner of Elzey and Cooper in the Cooper-Young neighborhood.
- **PD 18-04:** 30 lots for attached townhomes at the northwest corner of Front and Butler in the South Main neighborhood.
- **PD 18-08:** four-lot development on east side of East Irvin, south of Park.
- **PD 18-14:** five-lot development at the southwest corner of Poplar and Williamsburg in the Village neighborhood.
- **PD 18-20:** 11-lot development at the southern terminus of Kirby Road at Sulgrave.
- **PD 18-21 CO:** 543-lot development on east side of Quinn Road north of Holmes Road in southeast Shelby County south of the Collierville town line. Note: this development was

approved by the Shelby County Board of Commissioners but its approval was vetoed by Mayor Mark H. Luttrell, Jr.

- **S 18-23:** five-lot subdivision at 4535 Kingsbrook Cove off of Tall Trees in the Kings Grove neighborhood east of Cherry and south of Park.
- **S 18-26:** six-lot subdivision on west side of Goodwyn north of Southern Ave.
- **PD 18-29:** 16-lot cottage development at church at 672 N. Trezevant.
- **PD 18-33:** 9-lot development at southeast corner of Perkins and Princeton.
- **PD 18-37:** 26-lot development at 4491 and 4541 Tchulahoma.

#### Multi-family Residential:

- **PD 18-05:** 230-unit apartments at northwest corner of Madison and Willett. Note: this matter also required Landmarks Commission approval, its approval on this matter has been appealed to court.
- **PD 18-10:** expansion of One Beale project to include an apartment building at Wagner and Pontotoc in the South Main neighborhood.
- **SUP 18-12:** eight-unit apartment building at 1368 Monroe at site of old Buccaneer Lounge.
- **SUP 18-14:** two apartment buildings at 663 and 673 S. Cooper.
- **PD 18-38:** 24-unit apartment building at 1655 and 1665 Madison.
- **Z 18-09:** rezoning at Main and Keel in Uptown to allow development of apartment buildings.

#### Hotels:

- **SUP 18-09:** demolition and reconstruction of hotel at the northwest corner of BB King and Union across from the Peabody.
- **PD 18-31:** hotel at Overton Square at location of old Public Eye restaurant.

#### Industrial, Office and Institutional:

- **PD 18-06:** 52-acre expansion of Davenport Planned Development to allow construction of an Amazon warehouse at the northeast corner of Holmes and Tchulahoma.

#### Commercial:

- **PD 17-22/RC 17-01:** commercial center on west side of White Station, north of Poplar.
- **PD 18-30:** additional of retail component to development of northern course of Colonial Country Club.

#### Plans and Districts:

- **Speedway Terrace Overlay District:** creation of a Landmarks District for the Speedway Terrace neighborhood.

## 4. Staff, 2018

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 2018, this included the following individuals: Burk Renner and Chip Saliba, managers; and Brian Bacchus, Don Jones, Marion Jones, Jeffrey Penzes, Kirstin Kettley, Ayse Tezel 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, 2017, Mr. Bacchus has largely been responsible for staffing the Landmarks Commission. When Ms. Tezel began this past fall, she was also largely assigned to

the Landmarks Commission. Mr. Saliba and Ms. Kettley have been responsible for providing support to the new OPD service counter; Ms. Kettley was promoted to Office Manager of the Office of Construction Code Enforcement on November 1. This has resulted in the following four primary staff planners who have reported to the Land Use Control Board (and Board of Adjustment) in 2018: Mr. and Ms. Jones, Mr. Penzes and Mr. Tillman. In the spring of 2018, they were joined by Katie Flynn, intern from the University of Memphis School of Planning. In the fall of 2018, they were joined by Dustin Shane, also intern from UM. Finally, in December, Brett Ragsdale was appointed by Mayors Harris and Strickland to serve as the Deputy Administrator of the Office of Planning and Development.