



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

# 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  
ROBERT NORCROSS  
JENNIFER O'CONNELL  
DARRELL THOMAS  
DESIREE LYLES WALLACE  
LISA WILBANKS

**Date:** January 9, 2020

**To:** Mary Sharp, Chair  
Desiree Lyles Wallace, Vice Chair  
Scott Fleming, Member  
Brown Gill, Member  
Robert Norcross, Member  
Jennifer O'Connell, Member  
Margaret Pritchard, Member  
Darrell Thomas, Member  
James Toles, Member  
Lisa Wilbanks, Member

**From:** Josh Whitehead, Secretary

**RE:** 2019 Annual Report

Madame 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 2019.

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

Mr. Fleming: 9 of 12 meetings.  
Mr. Gill: 6 of 7 meetings (Mr. Gill joined the Board in June, replacing Alfred Washington)  
Mr. Norcross: 8 of 12 meetings.  
Ms. O'Connell: 10 of 12 meetings.  
Dr. Pritchard: 12 of 12 meetings.  
Ms. Sharp: 12 of 12 meetings.  
Mr. Thomas: 7 of 9 meetings (Mr. Thomas joined the Board in April, replacing Jon McCreery)  
Mr. Toles: 11 of 12 meetings.  
Ms. Lyles Wallace: 11 of 12 meetings.  
Ms. Wilbanks 11 of 12 meetings.

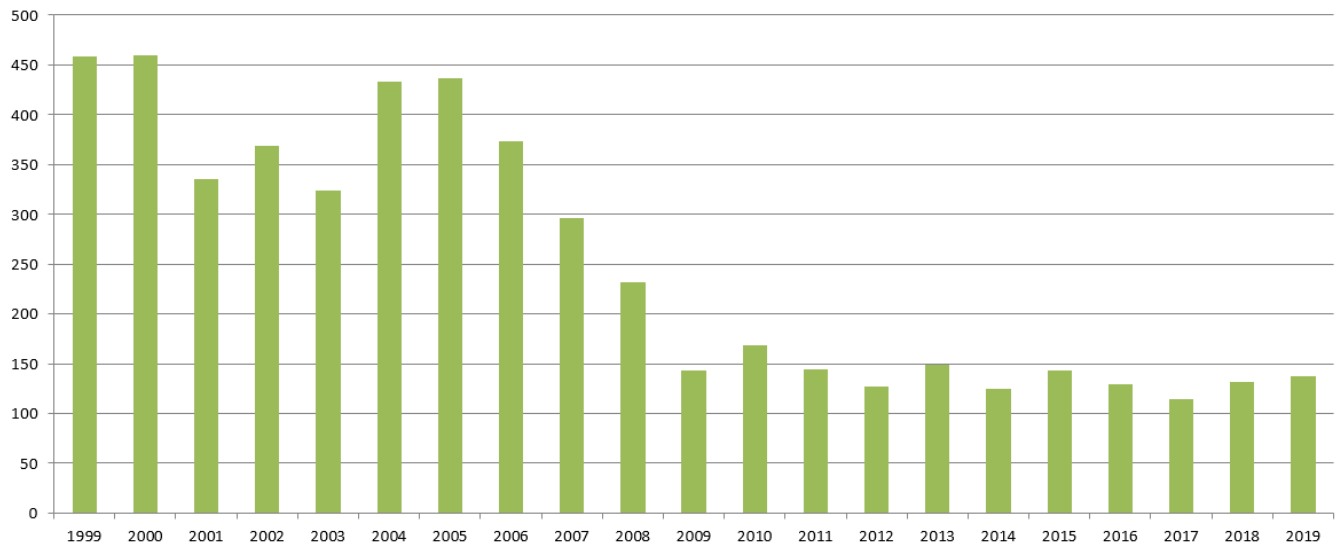
Jon McCreery served as Chair of the Board from January to March, at which time he was replaced by the Vice Chair during that period, Mary Sharp. One of the first changes implemented by Chair Sharp was the change of the Board's meeting time from 10AM to 9:30AM. Desiree Lyles Wallace was subsequently appointed by Mayor Harris as Vice Chair of the Board. John Jackson III and Carson Claybrook, both members of the Memphis and Shelby County Board of Adjustment, served as alternates to the Land Use Control Board during the year.

**2. Caseload.** During 2019, the Board acted on 92 new cases and 45 correspondence cases for a total of 137 cases. This compares with 97 new cases and 35 correspondence cases for a total of 132 cases heard in 2018. The new cases heard in 2019 were split accordingly:

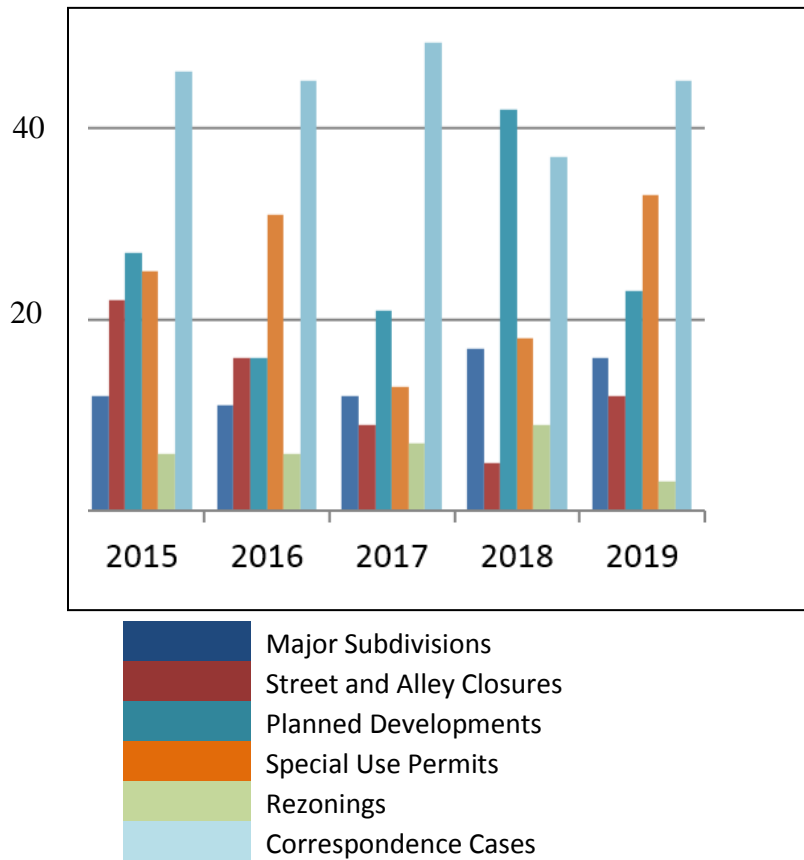
Major Subdivisions:	16 (minor subdivisions are approved administratively)
Street and Alley Closures:	12
Street Dedications:	1
Subdivision Plat Revocations:	1
Street Name Changes:	2
Planned Developments:	23
Special Use Permits:	33
Special Exceptions:	1
Residential Corridor Deletions:	1
Re-Zonings:	3
Zoning Text Amendments:	1
Adoption of Plans:	1
Historic District Designations:	0

Of the cases heard in 2019, 6 involved sites outside of the Memphis city limits. Four 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 2019.



The table below breaks this case load down by case type, 2015-2019:



**3. Significant Cases, 2019.** The following significant cases were heard by the Board in 2019; these are ordered chronologically:

Single-family Residential:

- S 18-39: 5-lot subdivision at 1605 West Massey
- PD 18-47: 11-lot development on south side of Avery, east of East Parkway
- PD 18-48: 16-lot development along Elzey on the old Christie Cut Stone property
- S 19-03: 3-lot townhouse development at 2115 Jefferson; this case was approved by the Board and appealed to the City Council, which upheld the Board's approval; see rendering of its front façade below



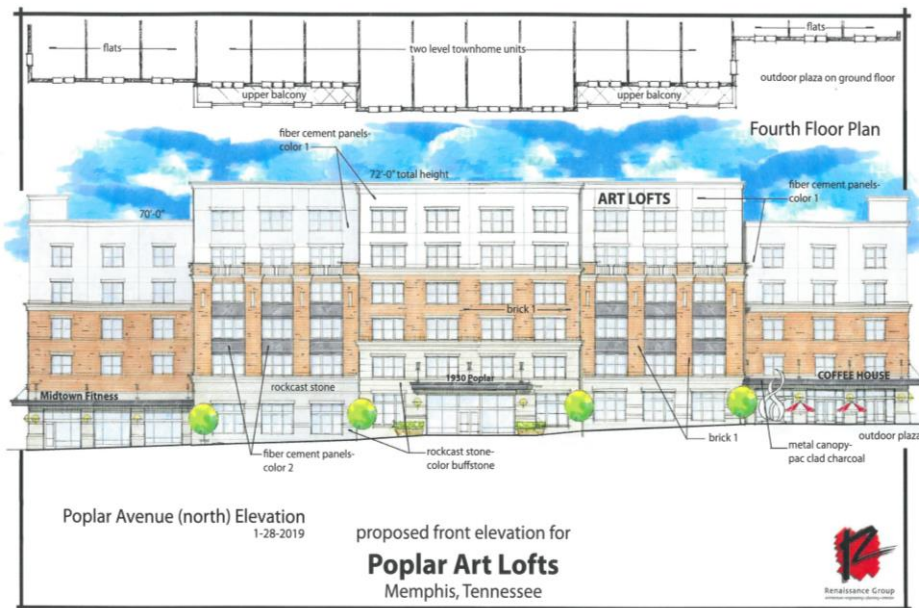
- S 19-05: 3-lot subdivision at the SE corner of Kearney and Echles
- S 19-09: 6-lot subdivision at the SW corner of Waring and Chickasaw; this proposal was withdrawn by the applicant before a final hearing by the Board
- S 19-15: 5-lot townhouse subdivision at the NW corner of Young and New York
- S 19-17: 15-lot subdivision at 27 W Carolina; see rendering of front façades below



- S 19-21: 6-lot subdivision at 674 S Shelby Grove Road
- S 19-27: 12-lot subdivision on Hayne south of Park
- S 19-29 CO: 32-lot subdivision off of George R. James Road in Eads
- PD 19-19: 6-lot development at 3605 Carnes

**Multi-family Residential:**

- PD 18-39: 6-story apartment building on the south side of Poplar between Tucker and Rembert across from Overton Park; see rendering of its front façade below



- S 19-04: subdivision to facilitate the last phase of the Foote Homes redevelopment; see rendering of one of the building's front façade below



- SUP 19-01: apartment project on north side of Shelby Drive, east of Riverdale; the Board recommended rejection on this matter and the applicant chose not to forward its request to City Council
- PD 19-06: 9-lot development at NE corner of Vance and East
- PD 07-342: senior living development at NE corner of Forest Hill-Irene and Shelby Dr.
- PD 19-09 CO: apartments on north side of Walnut Grove in the Woodland Hills development
- PD 96-322: apartments at SW corner of Winchester and Champion Hills

Hotels:

- SUP 19-17: 19-story hotel on south side of MLK between Second and BB King
- SUP 19-21: 6-story hotel at SW corner of Union and Fourth
- SUP 19-33: 17-story hotel at NE corner of Main and Adams; see rendering of the Main Street façade, as viewed from City Hall, below



- PD 19-15: 5-story hotel at 1747 West Massey
- SUP 19-36: rehabilitation of old police headquarters at NW corner of Second and Adams to serve the 17-story hotel approved as SUP 19-33

#### Industrial, Office and Institutional:

- SUP 18-22 CO: 173-acre gravel mining operation at the western terminus of Mulberry Road at Rosemark Road; the Board recommended rejection on this matter and the Shelby County Board of Commissioners subsequently denied the request
- PD 18-42: 85-acre construction debris landfill between Tant and I-40 in the Well Station neighborhood; the Board recommended rejection and the applicant chose not to forward its request to City Council
- PD 19-03: expansion of existing waste transfer facility at 621 East Brooks
- SE 19-01: height exception for 20-story office building on south side of MLK between Second and BB King; see view looking NE into the site below



- PD 19-08: expansion of the (newer) Christie Cut Stone Co. location on US 64
- PD 19-18: expansion of truck terminal at the old Delta Square shopping center on American Way
- PD 92-341: expansion of UPS facility at SW corner of Winchester and Swinea

#### Commercial and Mixed Use:

- PD 19-18: redevelopment of Fairgrounds site

#### Plans and Districts:

- Memphis 3.0 General Plan, the first citywide comprehensive plan since the adoption of Memphis 2000 in 1981
- Plan of Services for the creation of a solid waste district for Northaven

#### Other

- SNC 19-01: renaming of Forrest Ave. to Forest Ave.
- SNC 19-02: renaming of St. Paul Ave. to Fred Jones Lane; the Board rejected this request but Mayor Strickland's administration later renamed a street within the Fairgrounds as Fred Jones Lane, a suggestion posed by OPD staff in its staff report
- SAC 19-09CO: closure of McCalla Road at Austin Peay

#### **4. Staff, 2019**

As has been the case since 1976, the Land Use Control Board has been staffed by the Memphis and Shelby County Office of Planning and Development (“OPD”). In 2019, a few changes were made to the staffing complement of OPD. Brett Davis and Somer Smith were hired to cover vacancies created, in part, by the promotion of Kirstin Jones to a position at the Office of Construction Code Enforcement. Staci Tillman was promoted to be Outreach Coordinator for OPD’s parent organization, the Division of Planning and Development and Don and Marion Jones, with a combined service of 68 years to OPD, retired. These three individuals were replaced by Lucas Skinner, Seth Thomas and Teresa Shelton. During these staff changes, Bradyn Carson with the Office of Comprehensive Planning assisted on serving as case manager for a few months and provided a staff presentation to the Board on at least one occasion. Clarke Shupe-Diggs served as the intern from the University of Memphis School of Planning, a position previously held by Dustin Shane. Unchanged from the year before was Brett Ragsdale, Deputy Administrator-Zoning/Urban Design; Burk Renner, Manager and Brian Bacchus, Jeffrey Penzes, Somer Smith and Ayse Tezel, Planners. In late 2019, Chip Saliba was promoted to the new position of Deputy Administrator-Development Services.