

MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT STAFF REPORT

CASE NUMBER: Case No. ZTA 08-002: and Companion Case Z 08-104

L.U.C.B. MEETING: February 12, 2009

REQUEST:

- Recommendation by the Land Use Control Board to adopt the University District Comprehensive Plan.
- Amend the Official Zoning Map by adopting the proposed University District Comprehensive Rezoning and University District Overlay. The University District Overlay includes proposed Shopfront or Urban Frontage Designation for segments of Highland, Southern, Walker, Central, Midland, Mynders, Patterson, Houston and Park.

Location:

The University District Comprehensive Plan includes the University District area neighborhoods of Normal Station, Messick Buntyn, East Buntyn, Joffre, Red Acres, University Area Consortium and the University of Memphis Main and Park Avenue campuses. It is bounded by Walnut Grove Road and Poplar Avenue to the north; Goodlett Street to the east; Park Avenue on the south; and Semmes, Greer and Lafayette Streets to the west.

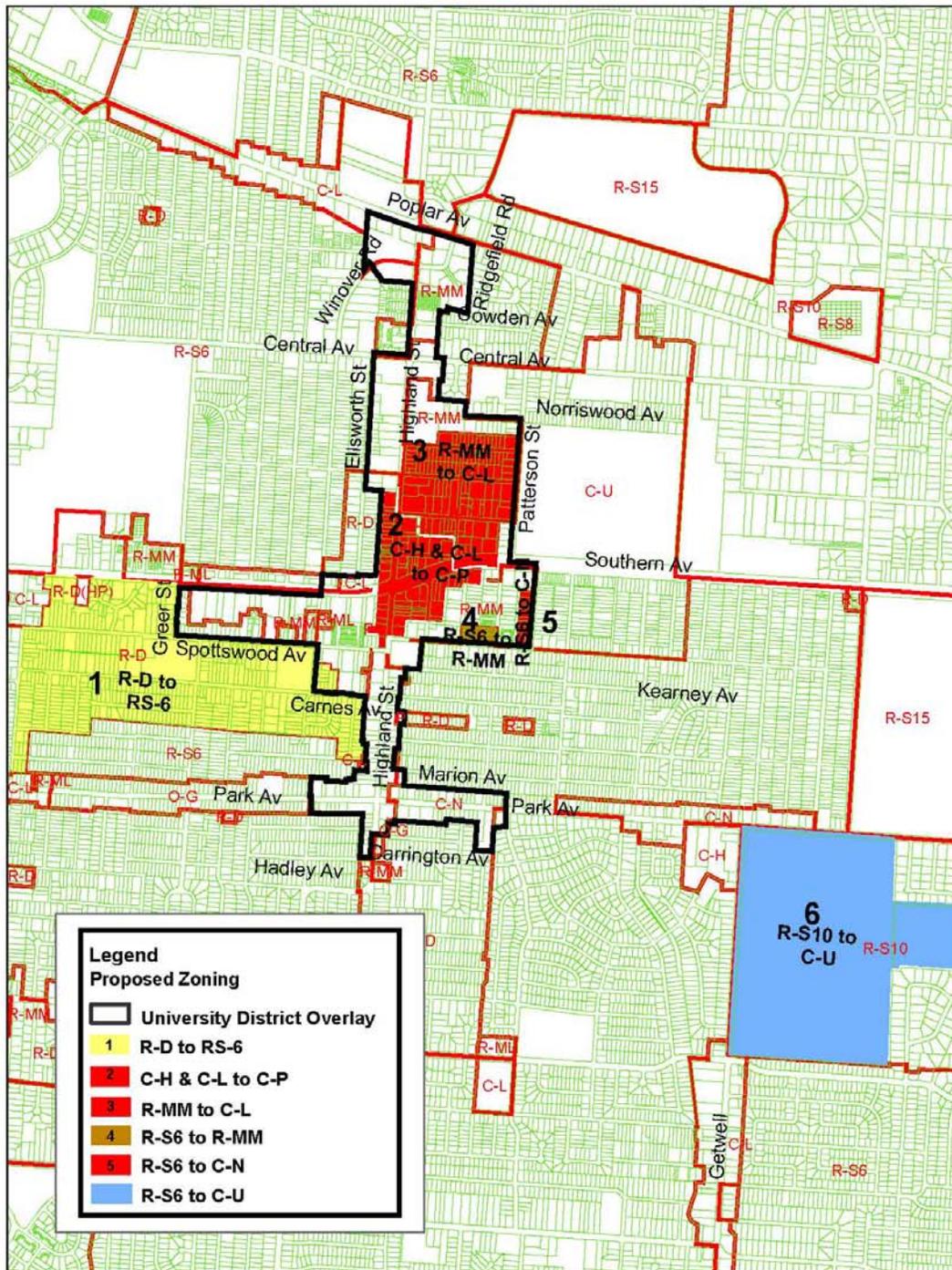
Purpose of the Comprehensive Rezoning and adoption of the University District Overlay:

The comprehensive rezoning and overlay district are being proposed to implement the University District Comprehensive Plan. The University District Comprehensive Plan recommends a new vision for preserving existing neighborhoods surrounding the University of Memphis and for encouraging compatible new development especially on properties fronting along Highland Street and streets that serve as gateways to the District and to the University of Memphis. The University District Overlay is designed to support the existing investments in the area and encourage new investment that furthers the vision of the University District Comprehensive Plan by regulating the form of new development and placing restrictions on uses that are deemed incompatible with the future revitalized University District Area.

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University District Proposed Zoning



Legend
Proposed Zoning

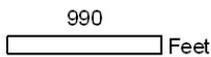
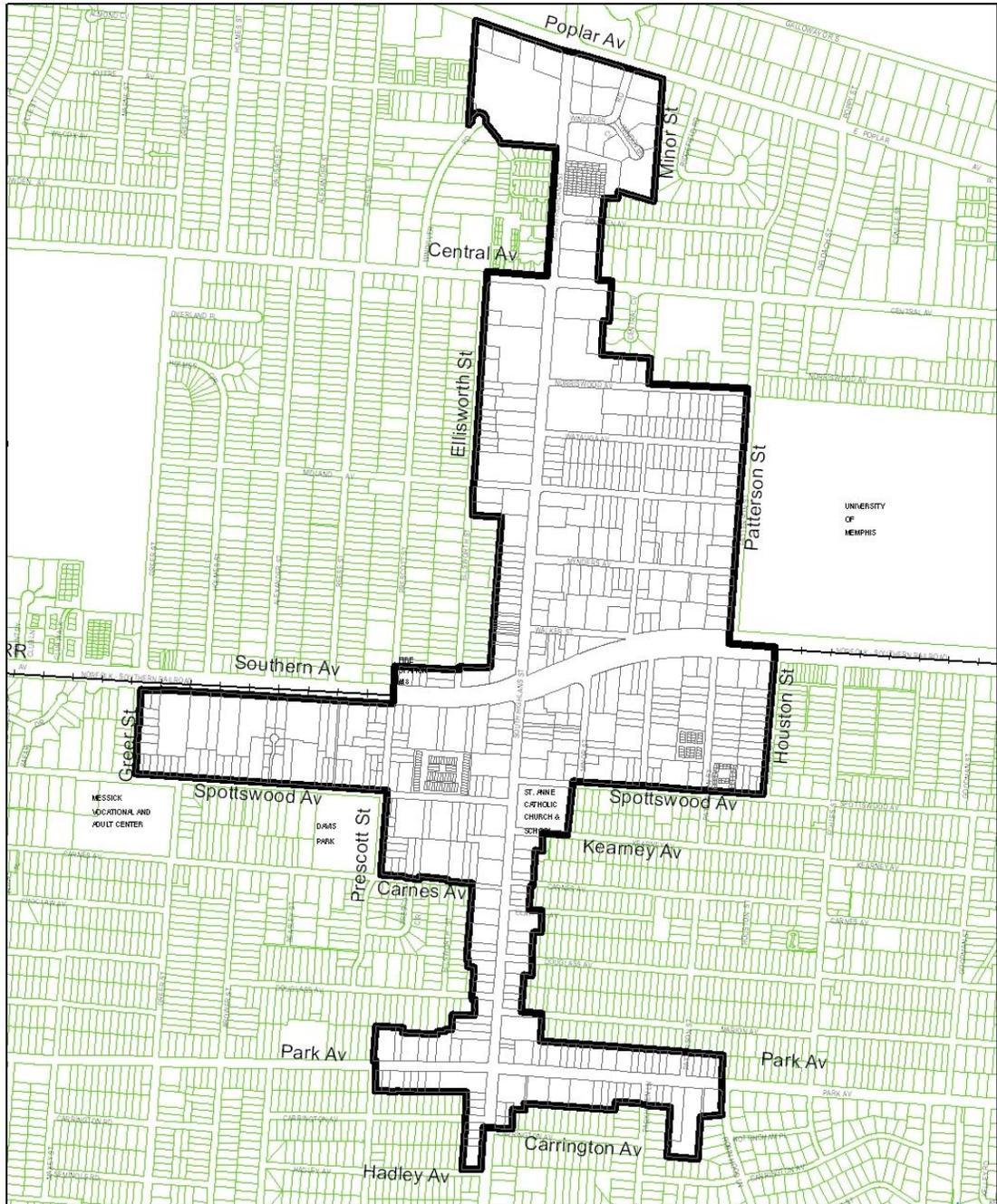
- University District Overlay
- 1 R-D to RS-6
- 2 C-H & C-L to C-P
- 3 R-MM to C-L
- 4 R-S6 to R-MM
- 5 R-S6 to C-N
- 6 R-S10 to C-U

1,100
 Feet

January 2009
 Memphis and Shelby County Division of Planning and Development
 Land Use Control Board, 225 N. Main St., 5th Floor, Memphis, TN 38103
 (901) 576-6662
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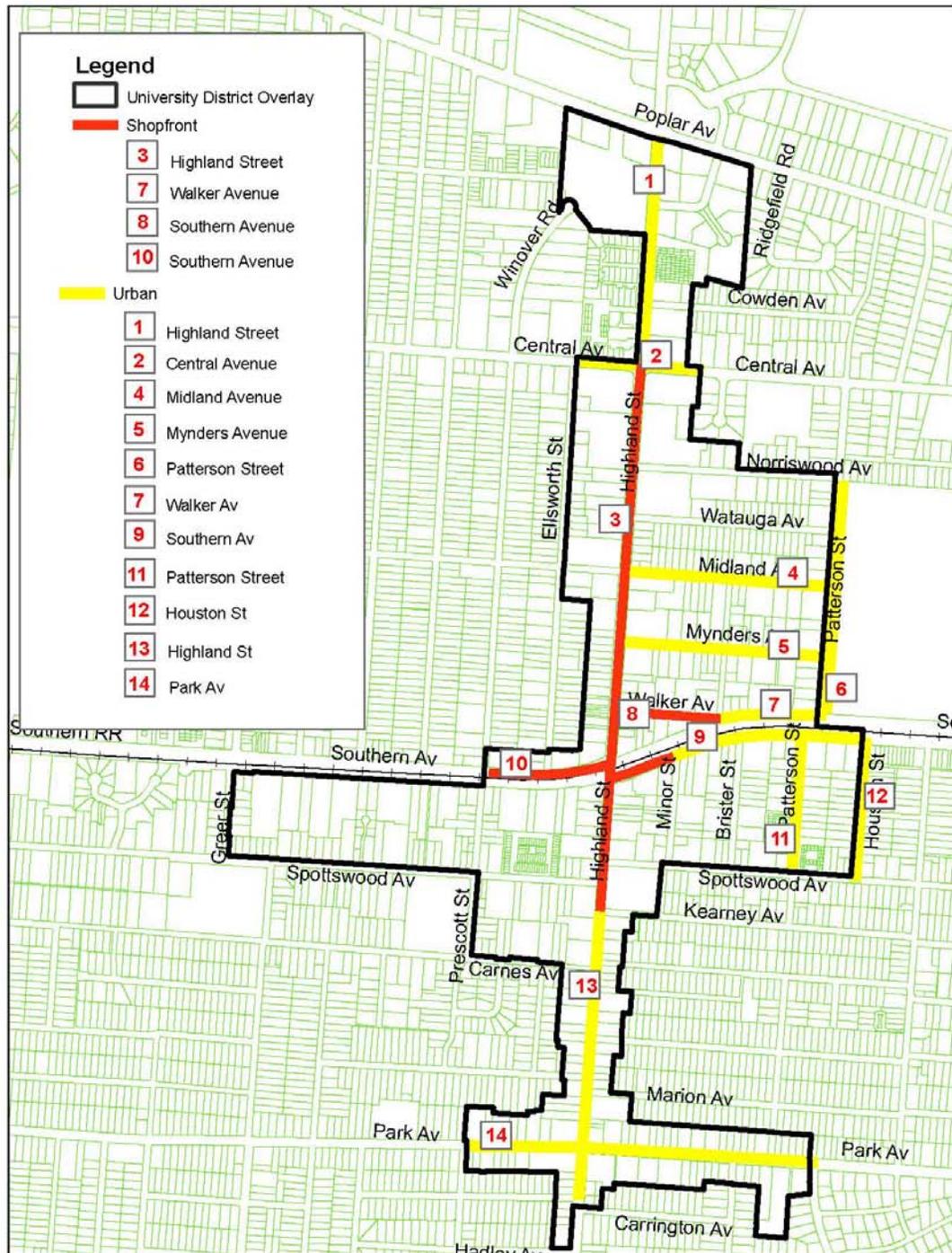
University District Overlay (UDO) Boundary Map



December 15, 2005
Memphis and Shelby County Division of Planning and Development
Land Use Control Board, 125 N. Main St., 4th Fl., Memphis, TN, 38103
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University District Frontage Designations

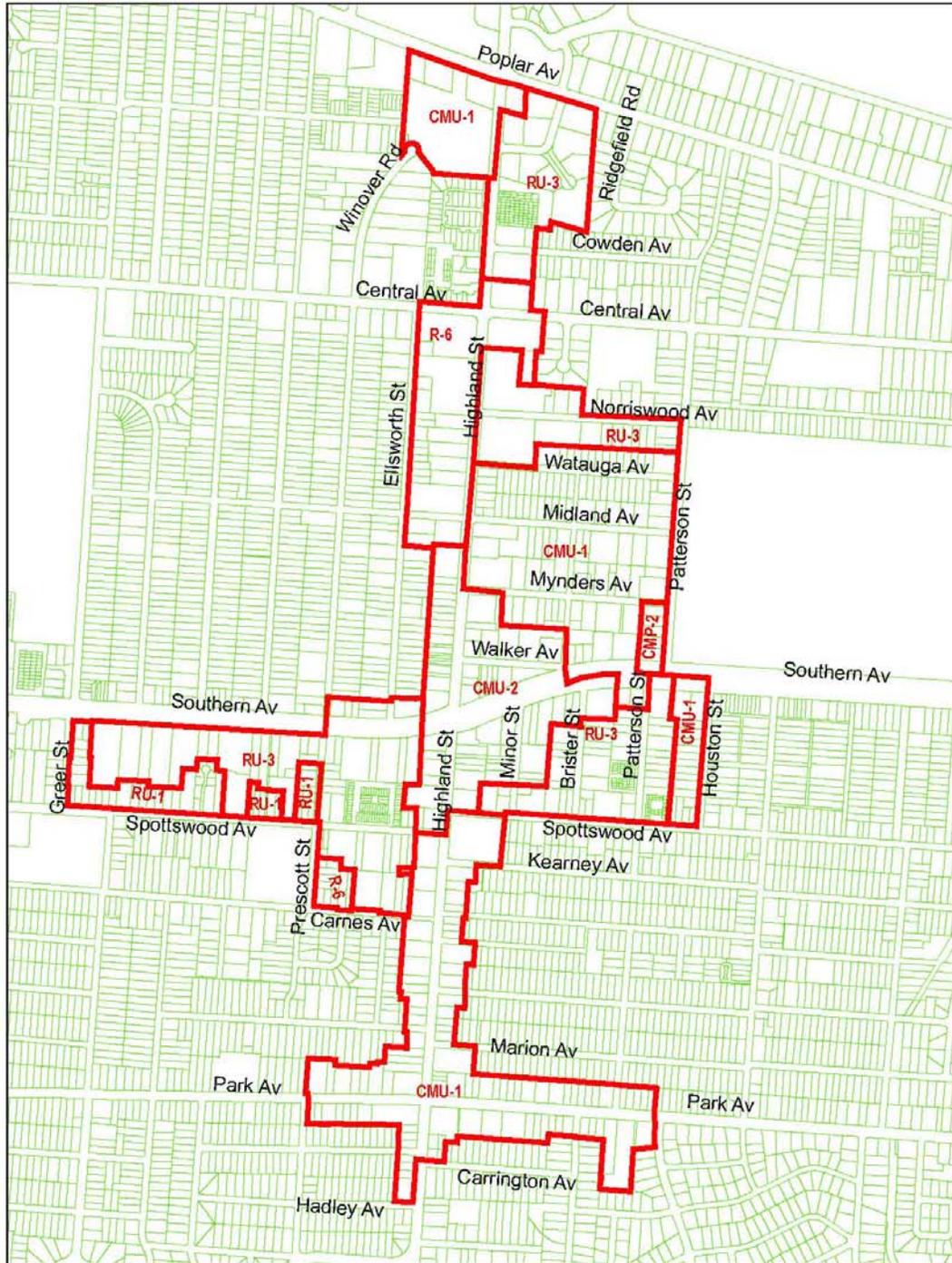


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Zoning Pattern within Overlay after Adoption of Unified
Development Code



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