



**MEMPHIS AND SHELBY COUNTY OFFICE OF
PLANNING AND DEVELOPMENT
STAFF REPORT**

#4

CASE NUMBER: SNC 09-802 **L.U.C.B. MEETING:** July 9, 2009

STREET NAME: Jack Tucker Alley

LOCATION: Alley parallel to Union Avenue south between Front Street
and Wagner Place

COUNCIL DISTRICT: 2

SUPER DISTRICT: 8

OWNER OF RECORD / APPLICANT: It is a Public Alley

REQUEST: Name a Currently Unnamed Alley to Jack Tucker alley

LENGTH: 250-300 feet extending between Union Avenue and
Wagner Place

EXISTING LAND USE & ZONING: Alley surrounded by mixed use buildings in
the Central Business (CBD) District

SURROUNDING LAND USE & ZONING:

North, East, South and West: Mixed commercial, office and residential
uses in buildings with 2 or more stories.

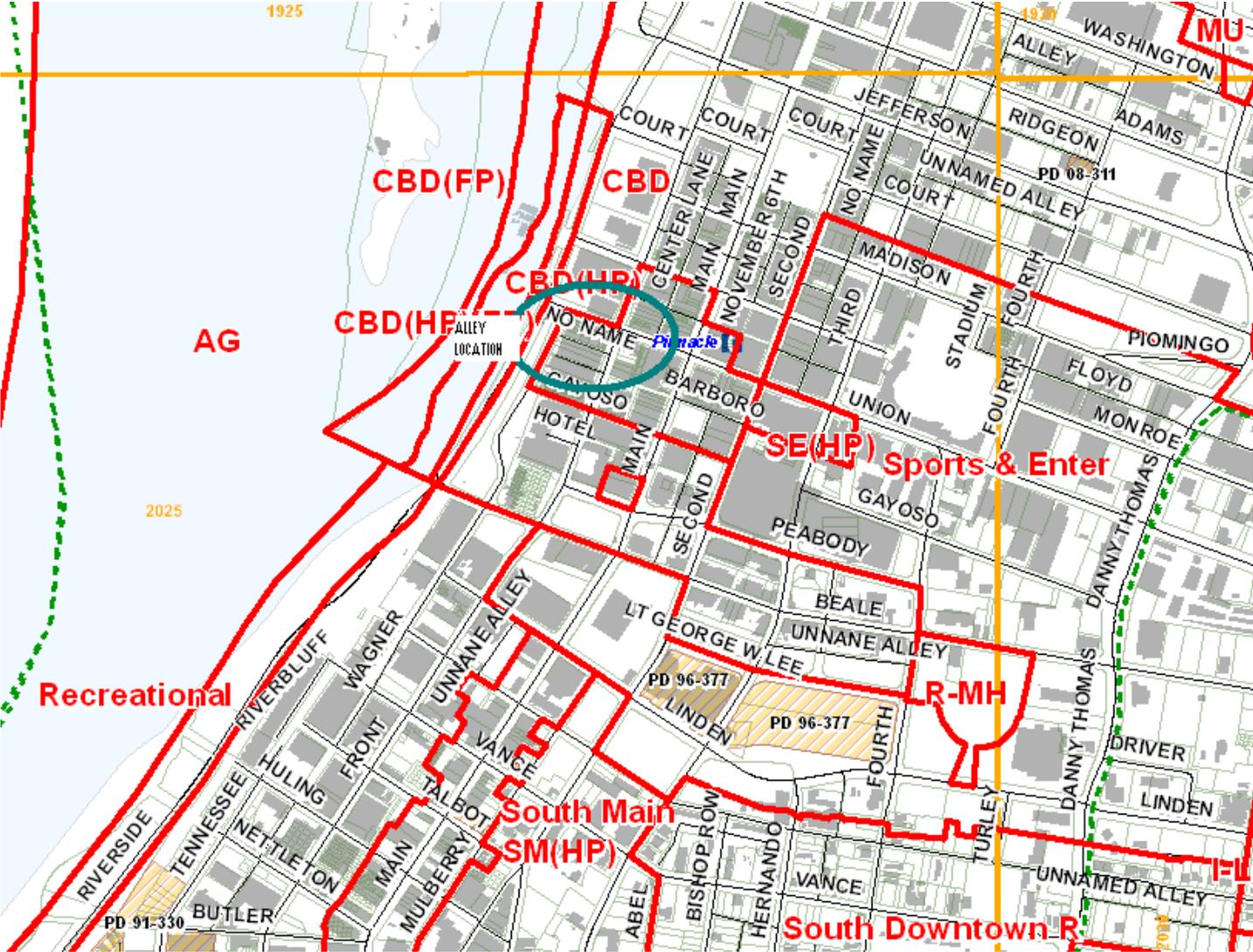
Recommendation: Approval

Staff Writer: Mary L. Baker

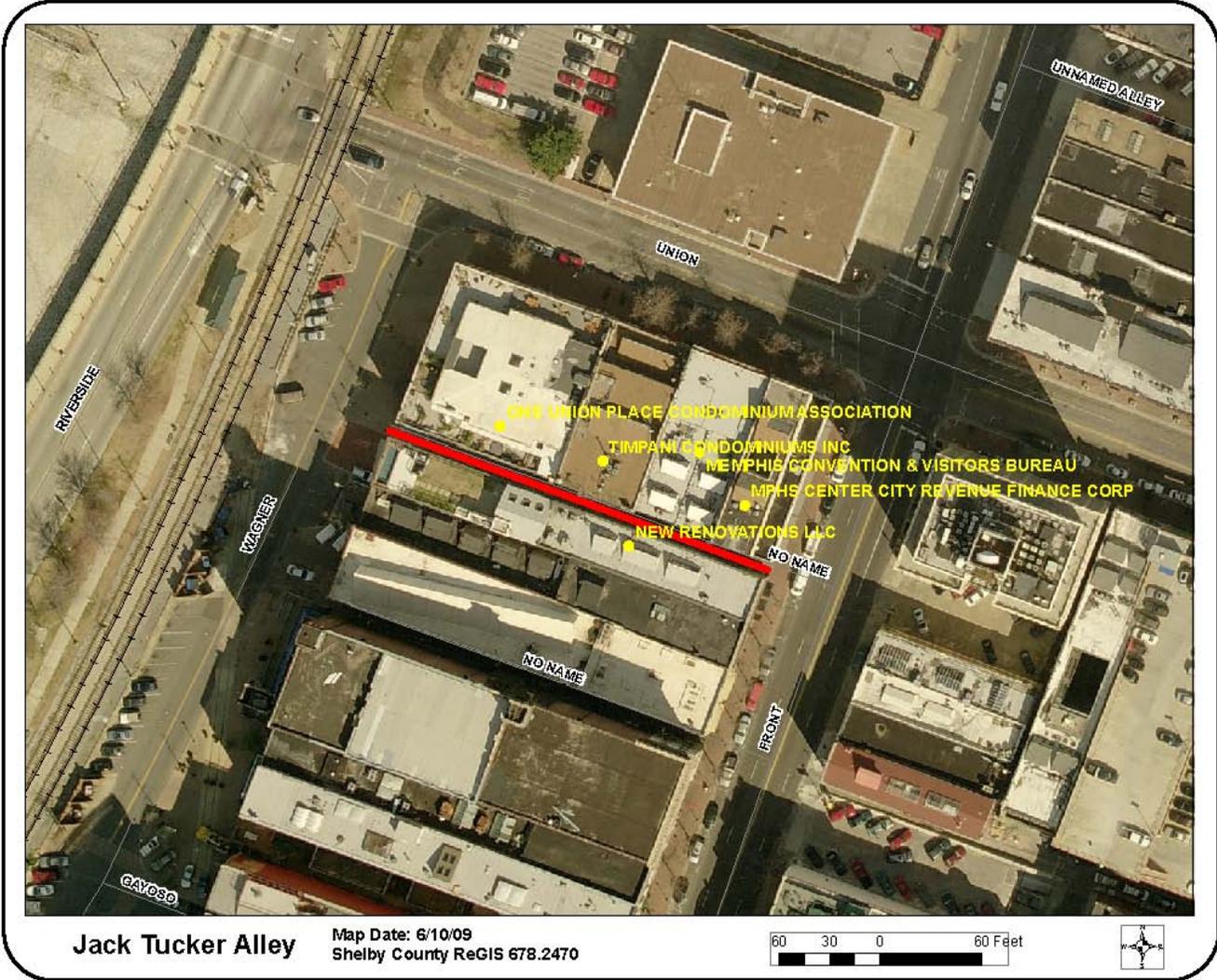
Email: mary.baker@memphistn.gov

Conclusions:

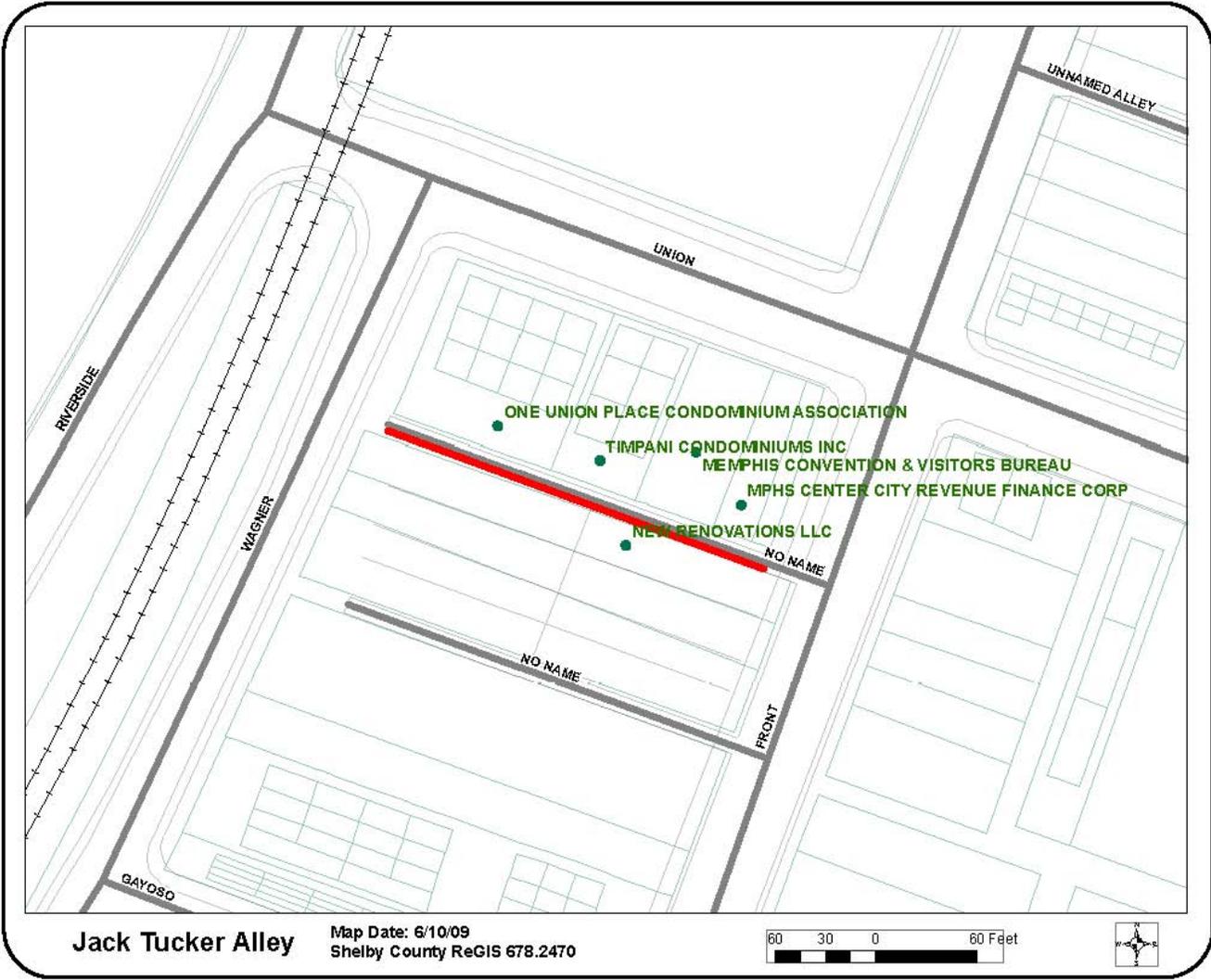
1. Jack Tucker, architect, was among the first to begin adaptive reuse of buildings downtown, especially for residential apartments and condominiums.
2. Naming this public alley in his honor is a fitting tribute to Jack Tucker for his life of contributions to Memphis and the preservation and restoration of Downtown.



Zoning Map Showing Location of the Alley Parallel with Union Extending between Front Street and Wagner Place



Aerial Showing Proposed Jack Tucker Alley in Red & Adjacent Property Owners in Yellow Print



Parcel Map with Proposed Jack Tucker Alley in Red & Property Owners in Green Print



Cobblestone Alley Proposed to be Named for Architect Jack Tucker

STAFF ANALYSIS

Description of the Proposed Jack Tucker Alley and Surrounding Area

The alley proposed to be named in honor of architect; Jack Tucker is paved with original cobblestones and extends between Front Street and Wagner Place south of Union Avenue. The location is in the heart of downtown and is surrounded by historic buildings in the Cotton Row Historic District that are two stories and more in height.

Recommendation

Jack Tucker, architect, was among the pioneers who began adaptive reuse of buildings downtown, especially for residential apartments and condominiums. Naming this public alley in his honor is a fitting tribute to Jack Tucker for his life of contributions to Memphis and the preservation and restoration of Downtown.

RECOMMENDATION: Approval

GENERAL INFORMATION

Planning District: Downtown-Medical Center

Census Tract: 42

Intersecting Streets: Union Avenue and Wagner Place

Zoning Atlas Page: 2025

Parcel ID: (Adjacent properties) 002041 00003, 002041 00004, 002041 00006, 002041 00031, 002041 00032

DEPARTMENTAL COMMENTS:

The following comments were provided by agencies to which this application was referred:

Center City Commission: The Memphis Center City Commission supports this application to honor Jack Tucker, FAIA, and his contribution to the redevelopment of Downtown Memphis.

Thanks

Andy Kitsinger, AIA

VP of Planning & Development
Memphis Center City Commission
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Memphis, TN 38103
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City Engineer: No comments.

City Fire Division: No comments.

City Real Estate: None.

City/County Health Department- The Water Quality Branch has no comments.

City Board of Education:

The subject property does not appear to be adjacent to any property which has been identified as belonging to Memphis City Schools (MCS). No identifiable impact on MCS' school-aged population nor MCS' property interests.

Construction Code Enforcement:	No comments received.
Memphis Light, Gas and Water:	No comments received.
AT&T/Bell South:	AT&T has no comment.
Memphis Area Transit Authority (MATA):	No comments received.
OPD-Regional Services:	No comments received.
OPD-Plans Development:	No comments received.
Memphis Park Commission:	No comments received.
911 System:	No comments received.
Neighborhood Associations:	No comments received.
New Pathways:	No comments received.
Downtown Neighborhood Association:	No comments received.

Letters of Support: Letter from Carol Colletta

June 30, 2009

Mary L. Baker
Deputy Director
Memphis and Shelby County Office of Planning and Development
125 N. Main St.
Memphis, TN 38103

Dear Mary:

As a 30-year homeowner at 41 Union Ave. in downtown Memphis, I can think of no more fitting addition to downtown that to name the alley behind our property for architect Jack Tucker.

It was thanks to Jack's persistent efforts that this alley remains a cobblestone walkway. Jack was also the key player in the beautiful design for the last block of Union Avenue that runs

in front of our property. His efforts were uncompensated but enormously valuable to creating a handsome urban environment for our neighborhood.

I hope you will urge City Council to make this designation in memory and honor of Jack Tucker and the generous contributions he made to downtown Memphis.

Best regards,

Carol Coletta
President and CEO, CEOs for Cities
41 Union Ave.
Memphis, TN 38103

SW Mary L. Baker