

CITY COUNCIL RESOLUTION

WHEREAS, Midtown Memphis is know as the heart of the city and is home to architecturally and historically significant buildings, streets, neighborhoods and parks; and

WHEREAS, much concern has been raised by citizens of Midtown recently regarding appropriate development in the historic Midtown Memphis and inappropriate, out-of-date zoning that exists in much of the Midtown area; and

WHEREAS, in addition to preservation, citizens of Midtown voice a desire to create sense of place and for smart, sustainable growth that will encourage future commercial development to create an attractive urban landscape and a walkable community; and

WHEREAS, the Unified Development Code (UDC) is a single document containing zoning and subdivision regulations, along with the any other development-related regulations found elsewhere in the City or County code of ordinances and contains several form-based regulatory tools that focus on how buildings and streets work together to create a viable and pedestrian friendly public realm; the UDC is yet to be adopted pending public hearings, review and adoption by the Land Use Control Board, Shelby County Commission and the Memphis City Council; and

WHEREAS, pending adoption of the UDC, citizens groups have met with the Memphis Regional Design Center and the Midtown Memphis Development Corporation and discussed a zoning overlay plan for areas of Midtown, particularly commercial, not already under some special zoning such as Historic Preservation / Conservation or Single Family Residential to ensure some minimum standards of development such as appropriate street lighting and signage; conversion of commercial zoning to mixed use commercial zoning and an administrative review process for proposed development in the area.

NOW THEREFORE BE IT RESOLVED THAT, the Memphis City Council directs the Memphis and Shelby County Office of Planning and Development to work with the Memphis Regional Design Center and the Midtown Memphis Development Corporation to develop a Midtown Overlay plan for adoption by the Land Use Control Board and the Memphis City Council.

BE IT FURTHER RESOLVED THAT, the Midtown Overlay plan will not be subject to the current moratorium on new plans initiated by OPD prior to adoption of the Unified Development Code.

Shea Flinn
Memphis City Council