

ORDINANCE NO. _____

AN ORDINANCE (ZTA 10-001 CC) AMENDING ORDINANCE NO. 3064 OF THE CODE OF ORDINANCES, CITY OF MEMPHIS, TENNESSEE ADOPTED ON OCTOBER 7, 1980 AS AMENDED KNOWN AS THE ZONING ORDINANCE OF MEMPHIS, SO AS TO MAKE CERTAIN CHANGES THEREIN AS FOLLOWS:

Amend the Memphis and Shelby County Zoning Ordinance Regulations by Adding to Section 26, Overlay District Regulations, the Midtown District Overlay (MDO)

WHEREAS, The Midtown District Overlay is an irregular area bounded roughly by I-240, North Parkway, Poplar Avenue, East Parkway, Illinois Central/Canadian Northern railroad right-of-ways, properties along Lamar Avenue between I-240 and the IC/CN railroad, McLean Boulevard, Rembert Street, Union Avenue, McNeil Street and Cleveland Street; and

WHEREAS, The Memphis and Shelby County Office of Planning and Development is initiating this new overlay district to preserve and reinforce the Midtown District by encouraging rehabilitation and new construction that is sensitive to the existing urban form and reflects appropriate uses, scale and character of the neighborhood.

WHEREAS, The proposed Midtown Overlay District provides restrictions on uses deemed incompatible with a revitalized Midtown District; and

WHEREAS, The vision of the Overlay District is to create a more urban, pedestrian friendly, walkable character; and

WHEREAS, To support this vision, street frontage regulations are included within the Overlay Text Amendment; and

WHEREAS, The Midtown Overlay District was developed in consultation with Midtown residential and business associations, community development corporations, developers and property owners; and

WHEREAS, The Midtown Overlay District was presented at four community meetings attended by more than 400 citizens; and

WHEREAS, The Land Use Control Board held a public hearing on August 12, 2010 and voted unanimously to approve the Midtown Overlay District.

NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEMPHIS:

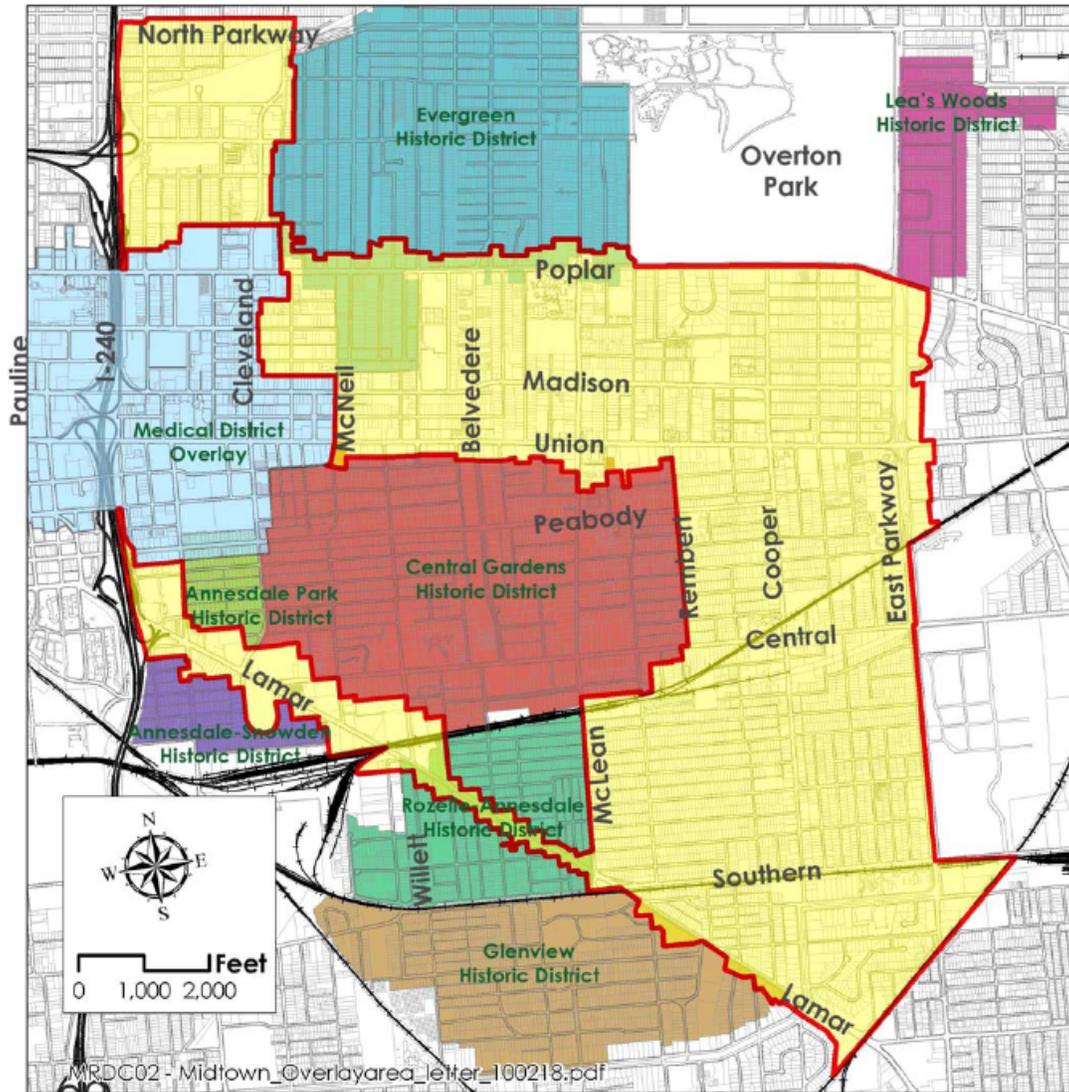
Section 1. That the Zoning Ordinance of Memphis and Shelby County is hereby amended as incorporated into this ordinance and the same is adopted into the Memphis and Shelby County Zoning Ordinance as indicated.

Section 2. BE IT FURTHER ORDAINED, that the attached amendments to said Zoning Ordinance-Regulations are hereby specifically incorporated herein by reference as if set out in its entirety.

Section 3. BE IT FURTHER ORDAINED, that the Joint Ordinance take effect from and after the date it shall have been enacted according to due process of law, and thereafter shall be treated as in full force and effect in the jurisdiction subject to the above mentioned Ordinance by virtue of passage thereof by the Council of the City of Memphis.

ATTEST:

CC: Office of Construction Code Enforcement
Office of Planning and Development – LUC
Department of Regional Services – Graphics
Shelby County Assessor



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|  | Proposed Overlay Area (Revised 02/18/10) |  | Central Gardens Historic District |
|  | Medical District Overlay |  | Evergreen Historic District |
| Local Historic Districts | | | |
|  | Annesdale Park Historic District |  | Glenview Historic District |
|  | Annesdale Snowden Historic District |  | Lea's Woods Historic District |
| | |  | Rozelle Annesdale Historic District |