

ORDINANCE NO. _____

AN ORDINANCE (Z 10-112) AMENDING THE MEMPHIS AND SHELBY COUNTY ZONING ORDINANCE – REGULATIONS (OFFICIAL ZONING MAP) ADOPTED BY THE SHELBY COUNTY BOARD OF COMMISSIONERS ON OCTOBER 6, 1980, AND THE CITY COUNCIL OF THE CITY OF MEMPHIS ON OCTOBER 7, 1980 IN RESOLUTION AND ZONING ORDINANCE NO. 3064 AS AMENDED, SO AS TO MAKE CERTAIN CHANGES IN SAID MAP.

Amend the Official Zoning Map by adopting the proposed Midtown District Comprehensive Rezoning and Midtown District Overlay. The Midtown District Overlay includes proposed Shopfront, Pedestrian, Urban and Transitional Frontage Designation for segments of Cooper Street, Young Avenue, Central Avenue, Union Avenue, Madison Avenue and East Parkway.

WHEREAS, amendments are proposed to the Memphis and Shelby County Zoning Ordinance Official Zoning Map to rezone various properties along Central Avenue and Cooper Street and to adopt the Midtown District Overlay (MDO) as parts of a Midtown Land Use Plan; and

WHEREAS, the proposed rezoning of various properties along Central Avenue and Cooper Street were presented during a community meeting held on June 17, 2010; and

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

WHEREAS, the Memphis and Shelby County Land Use Control Board held a public hearing as required by Section 6 of the Memphis and Shelby County Zoning Ordinance Regulations on August 12, 2010;

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

Section 1, that the Memphis and Shelby County Zoning Ordinance Official Zoning Map, as amended, be and is hereby amended with respect to Use Districts as follows:

The following described property is located within the Midtown District Plan Area. The specific properties being rezoned are more particularly illustrated by an attached map showing the area numbers and proposed rezoning.

AREA EXISTING ZONING DISTRICTS

REQUESTED ZONING DISTRICTS

1 Light Industrial (I-L) District

Local Commercial (C-L) District

2 Highway Commercial (C-H) District,

Local Commercial (C-L) District

3 Highway Commercial (C-H) District Local Commercial (C-L) District

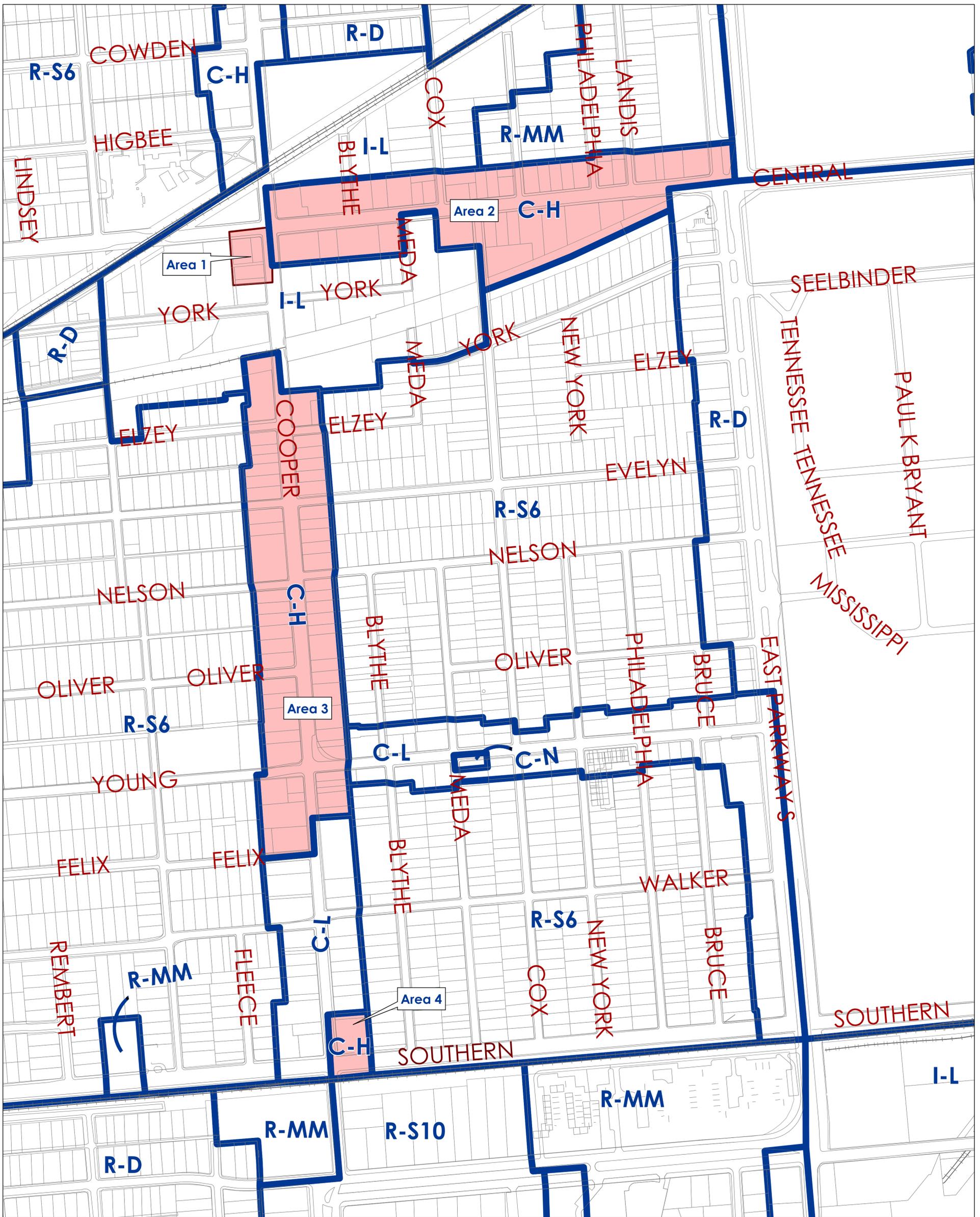
4 Highway Commercial (C-L) District Local Commercial (C-L) District

Section 2, that the Memphis and Shelby County Zoning Ordinance Official Zoning Map, as amended, be and is hereby amended by adoption of the Midtown District Overlay which is more particularly described by the attached map showing the boundaries of the Midtown District Overlay and which is generally described as follows:

An irregular area bounded roughly by I-240, North Parkway, Poplar Avenue, East Parkway, Illinois Central/Canadian Northern railroad rights-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.

BE IT FURTHER RESOLVED AND ORDAINED, That the Joint Ordinance and resolution take effect after the date it shall have been enacted according to the due process of law, and thereafter shall be treated as in full force and effect in the jurisdiction subject to the passage thereof by the City Council of the City of Memphis.

ATTEST:



Area 1(part) of Midtown Overlay

Current Zoning (as 11/03/2009)

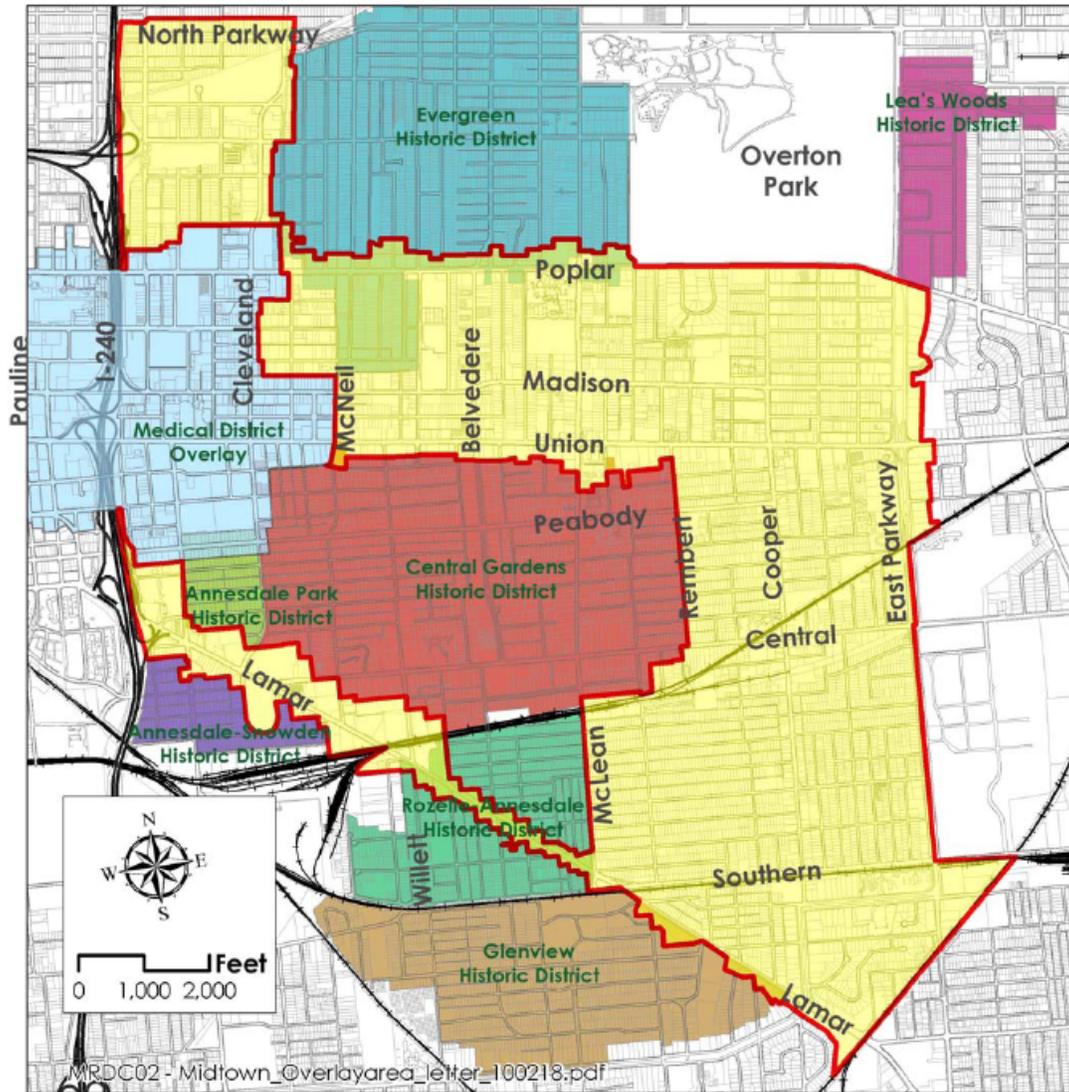
Rezoning to CMU-1



MRDC02 - Midtown_Rezoning_part1_BW_ansiID_100817.pdf

Disclaimer - Zoning shown on this map is generally accurate for the area as of 11/03/09. For current zoning on a specific property, please contact Memphis and Shelby County Division of Planning and Development/ Office of Code Enforcement. MRDC or DPD will not be held liable for any information presented on this map.

Existing Districts		New Districts (UDC)	
R-S10	Single Family District	R-10	Single Family District
R-S6	Single Family District	R-6	Single Family District
R-D	Duplex Residential	RU-1	Residential Urban
R-TH	Residential Town House	RU-2	Residential Urban
R-ML	Multiple Dwelling Residential	RU-3	Residential Urban
R-MM	Multiple Dwelling Residential	RU-3	Residential Urban
R-MH	Multiple Dwelling Residential	RU-4	Residential Urban
C-N	Neighborhood Commercial	CMU-1	Commercial Mixed Use
C-L	Local Commercial	CMU-1	Commercial Mixed Use
C-P	Planned Commercial	CMU-2	Commercial Mixed Use
C-H	Highway Commercial	CMU-3	Commercial Mixed Use
P	Parking	CMU-1	Commercial Mixed Use
O-G	Office General	OG	Office General
O-L	Office Limited	RW	Residential Work
I-L	Light Industrial	EMP	Employment
		RU-5	Residential Urban



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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 |