



LAND USE CONTROL BOARD

Est. in 1920 as the City Planning Commission - Merged with the County Planning Commission in 1956 - Reorganized in 1976

Brett Ragsdale, AIA, Secretary



CITY APPOINTEES

Mary Sharp, Chair
Scott Fleming
Brown Gill
Margaret Pritchard
James Toles

COUNTY APPOINTEES

Desiree Lyles Wallace, Vice Chair
J.C. McKinnon
Jennifer O'Connell
Darrell Thomas
Lisa Wilbanks

AGENDA

Thursday, January 13, 2022

City Council Chambers, City Hall, 125 N. Main St.

View the Meeting Streaming Live at [THIS LINK](https://www.youtube.com/c/divisionofplanninganddevelopment)
(<https://www.youtube.com/c/divisionofplanninganddevelopment>)

9:00 a.m.: Public Session (Mary Sharp, Chair)

A. Roll Call

B. Approval of [Minutes from the Previous Meeting](#)

C. Director's Report

D. Secretary's Report

E. Consent Agenda (Lisa Wilbanks, Chair)

The Consent Agenda is established at the beginning of the meeting. Cases placed on the Consent Agenda will be voted on as a whole.

F. Regular Agenda (Margaret Pritchard, Chair)

The Regular Agenda is ordered in the following manner: Subdivisions ("S"), Subdivision Final Plat and PD Final Plan Revocations ("SR"), Street & Alley Closures* ("SAC"), Street Dedications* ("SD"), Street Name Changes ("SNC"), Special Exceptions ("SE"), Planned Developments* ("PD"), Special Use Permits* ("SUP"), Rezoning* ("Z"), Residential Corridors and Residential Corridor Deletions* ("RC), Zoning Text Amendments* ("ZTA") and Comprehensive Plan Adoption*; first by Held Cases, then by Correspondence Cases, and then by New Cases. Those cases in the categories with an asterisk ("*") with the current year in their case number proceed as a matter of course to the Memphis City Council or Shelby County Board of Commissioners (for those cases with the suffix of "CO"). All other cases on this agenda, including correspondence cases, are appealable to the legislative bodies.

Set the Regular Agenda

At this time, the Board may elect to change the order of the cases as they are listed on the agenda.

Held Cases

The following cases were heard during a previous Land Use Control Board hearing and placed on today's agenda. Since a date certain for re-hearing was established for these cases by the Board during a public hearing, mailed notice was not re-issued. These cases are to be differentiated from those cases classified as "new" but which have a staff recommendation of "hold." Cases may be held up to one month without the consent of the applicant and up to three months with the consent of the applicant.

1. [MJR 21-44](#): MUD ISLAND (correspondence to PD 89-335): modification to reduce the rear setback at 65 Riverwalk Place. Staff Planner: Sophie Vogel; Staff Recommendation: Approval with Conditions. *This matter was held in abeyance by the Board for a period of one month during its November 10, 2021, and December 9, 2021, meetings.*

2. [MJR 21-45](#): SOUTHWIND-ADJACENT (correspondence to PD 94-356): apartment complex at 3581 Tournament Drive South and two adjacent parcels. Staff Planner: Brett Davis; Staff Recommendation: Hold for one month. *This matter was held in abeyance by the Board for a period of one month during its November 10, 2021, and December 9, 2021, meetings.*
3. [S 21-46 CO](#): SOUTHEAST SHELBY COUNTY: 2-lot major subdivision at 8199 Holmes Road. Staff Planner: Teresa Shelton; Staff Recommendation: Approval with one (1) condition. *This matter was held in abeyance by the Board for a period of one month during its December 9, 2021, meeting.*
4. [SUP 21-32](#): WHITEHAVEN: convert the existing hotel at 65 Elvis Presley Blvd. into an apartment complex. Staff Planner: Brett Davis; Staff Recommendation: Approval with conditions. *This matter was held in abeyance by the Board for a period of one month during its December 9, 2021, meeting.*

Correspondence Cases

5. [MJR 21-49](#) (correspondence to PD 95-338): HICKORY HILL: revocation of portion of planned development for billboard on south side of TN 385, south of Riverdale (companion case to MJR 21-50 and Z 21-14). Staff Planner: Jeffrey Penzes; Staff Recommendation: Rejection
6. [MJR 21-50](#) (correspondence to PD 82-32): HICKORY HILL: revocation of portion of planned development for billboard on south side of TN 385, south of Riverdale (companion case to MJR 21-49 and Z 21-14). Staff Planner: Jeffrey Penzes; Staff Recommendation: Rejection
7. [MJR 21-51](#) (correspondence to SUP 18-13): DOWNTOWN: Four (4) five (5)-year extensions of the approved use as commercial surface parking lot at the end of the original ten (10)-year term at 180 S. Main. Staff Planner: Jeffrey Penzes; Staff Recommendation: Hold for one-month

New Cases

8. [S 21-47](#): CORDOVA: 9-lot re-subdivision at 725 N. Germantown Pkwy. Staff Planner: Brett Davis; Staff Recommendation: Approval with one condition
9. [S 21-48](#): WESTWOOD: 9-lot major subdivision on west side of Westview Road between Shelby Drive and South Third. Staff Planner: Seth Thomas; Staff Recommendation: Approval with Conditions
10. [S 21-49 CO](#): MILLINGTON ADJ: two-lot major subdivision at 6847 Center College Road (companion case to BOA 21-117). Staff Planner: Brett Ragsdale; Staff Recommendation: To be determined – Pending further information
11. [PD 21-42](#): EAST MEMPHIS: planned residential development at the block enclosed by Rich Rd., N. E. Yates Rd., Barfield Rd., and Colegrove St. Staff Planner: Brett Davis; Staff Recommendation: Hold for one month
12. [SUP 21-36](#): FRAYSER: cell tower at 1609 Corning. Staff Planner: Teresa Shelton; Staff Recommendation: Approval with conditions
13. [SUP 21-37](#): ALCY-BALL: used vehicle sales at 2328 Elvis Presley Blvd. Staff Planner: Brett Davis; Staff Recommendation: Hold for one month

14. SUP 21-38: BINGHAMPTON: social service in addition at 2673 Yale. Staff Planner: Lucas Skinner; Staff Recommendation:

WITHDRAWN

15. [SUP 21-39](#): MIDTOWN: hotel on south side of Union Avenue, east of Barksdale Street. Staff Planner: Lucas Skinner; Staff Recommendation: Approval with conditions

16. [Z 21-14](#): HICKORY HILL: rezoning for billboard on south side of TN 385, east of Riverdale (companion case to MJR 21-49 and MJR 21-50). Staff Planner: Jeffrey Penzes; Staff Recommendation: Rejection