



# *Memphis and Shelby County*

## *Office of Planning and Development*

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February 3, 2012

**To:** Members, Memphis and Shelby County Land Use Control Board

**From:** Josh Whitehead, Secretary

**RE:** Amendments proposed to the  
Memphis and Shelby County Unified Development Code (UDC) (Case ZTA 12-001)

Board Members:

It has been a year since the UDC has taken effect and my staff and I are ready to proceed with several amendments to the document based on our experience interpreting and administering the Code. The amendments will be processed as a Zoning Text Amendment case that will be presented first to you, and then be forwarded to the Memphis City Council and Shelby County Board of Commissioners. The entire Code, with amendments indicated in **yellow highlights**, is available on a blog posted on the Shelby County website: <http://www.shelbycountyttn.gov/Blog.aspx?IID=12>. This blog also enables all citizens to post their comments, which will be shared with the Land Use Control Board, Memphis City Council and Board of County Commissioners.

In summary, this Zoning Text Amendment attempts to strike a balance between raising the bar on all new development and redevelopment inside the City of Memphis and unincorporated Shelby County on one hand and promoting new development to occur in existing neighborhoods on the other. The proposed amendments focus on procedure more than anything else, and many of these amendments are featured in **Chapters 4.1** and **9.12**. In addition, **Chapter 8.2**, which covers the frontage overlay districts, is streamlined so that development in those areas comports with the standards as set out in Section **3.10.3**, which contains the standardized requirements throughout the City and County for sites along designated frontages.

In addition to the procedural changes, amendments are proposed for the Use Table in **Chapter 2.5**. This table indicates which uses are permitted by right and which uses require the issuance of a Special Use Permit. The amendments will reduce the number of nonconformities created under the UDC as it is currently written. One new provision of note in the use standards following this use table is the requirement for schools to obtain a Special Use Permit from City Council and/or Board of County Commissioners prior to expansion into residential areas (see **Paragraph 2.6.2C(4)**). This is in response to concerns expressed to OPD over the expansions of some schools in the City, particularly private schools.

Attached to this executive summary is an unabridged staff report that details each amendment proposed to the Code.