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# LAND USE CONTROL BOARD

EST. 1920 AS THE CITY PLANNING COMMISSION - REORGANIZED IN 1976

JOSH WHITEHEAD, AICP, SECRETARY

CITY HALL - 125 N. MAIN ST., STE. 468 - MEMPHIS, TENNESSEE 38103 - (901) 576-6601



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## AGENDA

THURSDAY, DECEMBER 12, 2019

CITY HALL, 125 N. MAIN STREET

**9:00 AM EXECUTIVE SESSION, CONFERENCE ROOM A, FOURTH FLOOR (Mary Sharp, Chair)**

**9:30 AM PUBLIC SESSION, CITY COUNCIL CHAMBERS (Mary Sharp, Chair)**

**A. ROLL CALL**

**B. APPROVAL OF MINUTES FROM THE PREVIOUS MEETING**

**C. SECRETARY'S REPORT**

**D. CONSENT AGENDA (Lisa Wilbanks, Chair)**

The Consent Agenda is set during Executive Session. Cases placed on the Consent Agenda will be voted on as a whole. If any member of the Board or audience wishes to remove an item that has been placed on the consent agenda, please proceed to the front podium and ask that it be removed.

**E. 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"), Zoning Text Amendments\* ("ZTA") and Comprehensive Plan Adoption\*; first by Held Cases, 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 cases classified as "new" but contain a staff recommendation of "hold." Cases may be held up to 30 days without the consent of the applicant and 90 days with the consent of the applicant.

1. [S 19-23](#): SEA ISLE/YORKSHIRE: re-subdivision of 1090 Hayne. Staff Planner: Jeffrey Penzes; Staff Recommendation: Hold for one (1) month (*This case was held for a period of one month by the Board during its November 14, 2019, meeting*)
2. [S 19-24](#): SEA ISLE/YORKSHIRE: re-subdivision of 1141 East Ervin. Staff Planner: Jeffrey Penzes; Staff Recommendation: Approval with conditions and waivers (*This case was held for a period of one month by the Board during its November 14, 2019, meeting*)

3. [SUP 09-208](#) (CORRES): RIVER OAKS: appeal of Planning Director's rejection of modifications regarding lighting at Lausanne School at 1381 West Massey. Staff Planner: Chip Saliba; Staff Recommendation: None provided (*This case was held for a period of two months by the Board during its October 10, 2019, meeting*)
4. [PD 19-15](#): RIVER OAKS: Massey Road Planned Development, 2<sup>nd</sup> Amendment: Change of use for a five (5) story hotel at 1747 West Massey Road. Staff Planner: Brian Bacchus; Staff Recommendation: Approval with Conditions (*This case was held for a period of one month by the Board during its October 10, 2019, meeting and then held again for a period of one month by the Board during its November 14, 2019, meeting*)

#### **NEW CASES**

5. [S 19-26](#): EAST MEMPHIS: 19-lot residential subdivision on the south side of Wilburn and north side of Princeton, approx. 900-1000 feet east of Mendenhall. Staff Planner: Brett Davis; Staff Recommendation: Hold for one (1) month
6. [S 19-27](#): YORKSHIRE: 12-lot residential subdivision at 1325/1343 Hayne. Staff Planner: Jeffrey Penzes; Staff Recommendation: Approval with conditions and waivers
7. [S 19-29](#) CO: EADS: Allow a 32-lot rural residential subdivision at the southeast corner of George R. James Road. and Coburn Road. Staff Planner: Brian Bacchus; Staff Recommendation: Approval with Conditions
8. [SAC 19-12](#): BALMORAL: vacation of paper right-of-way between southern terminus of Kirby Road and Sulgrave Dr. Staff Planner: Jeffrey Penzes; Staff Recommendation: Approval with conditions
9. [PD 04-380](#) (CORRESPONDENCE): HILLSHIRE: major modification to allow RV and boat storage on the east side of Kate Bond at I-40. Staff Planner: Somer Smith; Staff Recommendation: Approval with conditions and waivers
10. [PD 18-47](#) (CORRESPONDENCE): MIDTOWN: allow additional lots, reduced setbacks, and revised parking for a residential development on the south side of Avery, east of East Parkway. Staff Planner: Clarke Shupe-Diggs; Staff Recommendation: Approval with conditions
11. [PD 88-304](#) (CORRESPONDENCE): MIDTOWN: major modification to Rhodes College PD to allow golf practice and education facility. Staff Planner: Lucas Skinner; Staff Recommendation: Approval with conditions
12. [PD 94-328](#) (CORRESPONDENCE): HICKORY HILL: major modification to allow the storage of vehicles at 6105 Apple Tree. Staff Planner: Clarke Shupe-Diggs; Staff Recommendation: Approval with conditions
13. [PD 15-322](#) (CORRESPONDENCE): EADS: major modification to allow tire sales and vehicle service at 10001 US Hwy. 64. Staff Planner: Clarke Shupe-Diggs; Staff Recommendation: Approval with conditions

14. [PD 19-19](#): UNIVERSITY DISTRICT: 7-lot residential subdivision, including existing home, located at 3605 Carnes. Staff Planner: Lucas Skinner; Staff Recommendation: Approval with conditions
15. [PD 19-21](#): HICKORY HILL: contracting business at 4339 Hickory Hill. Staff Planner: Seth Thomas; Staff Recommendation: Rejection
16. [SUP 19-29](#): FRAYSER: vehicle sales at 3240 North Watkins/1812 Thrift. Staff Planner: Brett Davis; Staff Recommendation: Rejection
17. [SUP 19-36](#): DOWNTOWN: rehabilitation of old police station at the northwest corner of Second and Adams to be part of the Loew's Hotel project. Staff Planner: Jeffrey Penzes; Staff Recommendation: Approval with conditions