



CITY APPOINTEES  
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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, JANUARY 9, 2020  
CITY HALL, 125 N. MAIN STREET

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

9:30 AM PUBLIC SESSION, **FIFTH FLOOR CONFERENCE ROOM** (Mary Sharp, Chair)

**A. ROLL CALL**

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

**C. SECRETARY'S REPORT: [2019 Annual 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: Approval with conditions and waivers (*This case was held for a period of one month by the Board during its November 14, 2019, meeting and for another period of one month by the Board during its December 12, 2019, meeting*)

**NEW CASES**

2. [Ratify version of the Memphis 3.0 General Plan approved by the Memphis City Council](#). Staff Planner: Josh Whitehead; Staff Recommendation: Approval
3. [S 19-30](#): CAPLEVILLE: three-lot major subdivision at 5434/5654 Holmes. Staff Planner: Brian Bacchus; Staff Recommendation: Approval with conditions
4. [PD 18-23](#): EAST MEMPHIS: (CORRESPONDENCE): modification to Valleybrook PD to permit 11-lot townhouse development at SW corner of Alladin and Valleybrook. Staff Planner: Lucas Skinner; Staff Recommendation: Approval with conditions
5. [PD 19-16](#) CO (once known as Z 19-03 CO): SOUTHEAST SHELBY COUNTY: commercial planned development to permit a convenience store with gas sales at southeast corner of Hacks Cross and Holmes. Staff Planner: Brett Davis; Staff Recommendation: Rejection
6. [PD 19-23](#) CO: SOUTHEAST SHELBY COUNTY: 543 lots on 177 acres on E side of Quinn Road, south of Shelby Dr. Staff Planner: Seth Thomas; Staff Recommendation: Approval with conditions
7. [PD 19-24](#): DOWNTOWN: mixed use development known as Union Row within the blocks bounded by Union Avenue, Danny Thomas Boulevard, Beale Street, and South Fourth Street. Staff Planner: Jeffrey Penzes; Staff Recommendation: Approval with conditions
8. [SUP 19-38](#): OAKHAVEN: 180-foot cell tower on E side of Swinea, halfway between Winchester and Shelby Dr. Staff Planner: Clarke Shupe-Diggs; Staff Recommendation: Approval with conditions