



CITY APPOINTEES
MARY SHARP, VICE CHAIR
SCOTT FLEMING
MARGARET PRITCHARD
JAMES TOLES
ALFRED WASHINGTON

LAND USE CONTROL BOARD

EST. 1922 AS MEMPHIS PLANNING COMMISSION - REORGANIZED IN 1976

JOSH WHITEHEAD, AICP, SECRETARY

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



COUNTY APPOINTEES
JON MCCREEY, CHAIR
ROBERT NORCROSS
JENNIFER O'CONNELL
DESIREE LYLES WALLACE
LISA WILBANKS

Date: January 12, 2017

To: Jon McCreery, Chair
Mary Sharp, Vice Chair
Scott Fleming, Member
Robert Norcross, Member
Jennifer O'Connell, Member
Margaret Pritchard, Member
James Toles, Member
Desiree Lyles Wallace, Member
Alfred Washington, Member
Lisa Wilbanks, Member

From: Josh Whitehead, Secretary

RE: 2016 Annual Report

Mr. Chairman and Members of the Board:

It has been a pleasure to serve as your Secretary this past year. This Annual Report summarizes the attendance and case load of the Board during 2016.

1. Attendance. The attendance record for all members is as shown below.

Mr. Fleming: 11 of 12 meetings.
Mr. McCreery: 12 of 12 meetings.
Mr. Norcross: 12 of 12 meetings.
Ms. O'Connell: 6 of 9 meetings. (Ms. O'Connell joined the Board in April)
Dr. Pritchard: 12 of 12 meetings.
Ms. Sharp: 12 of 12 meetings.
Mr. Toles: 11 of 12 meetings.
Ms. Wallace: 11 of 12 meetings.
Mr. Washington: 9 of 12 meetings.
Ms. Wilbanks 12 of 12 meetings.

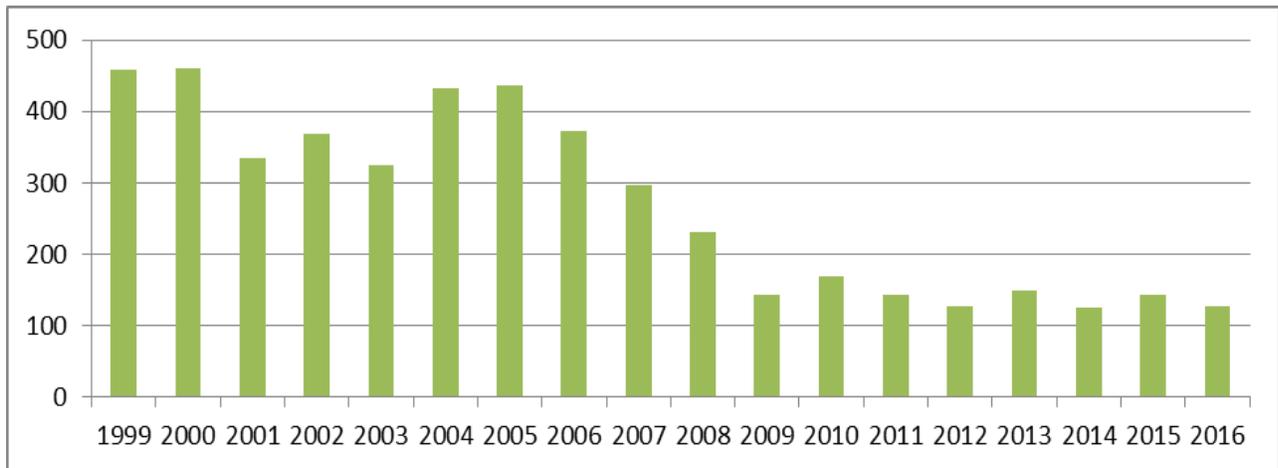
In addition, Tim Rainey, Chairman of the Board of Adjustment, attended one meeting as an alternate member.

2. Caseload. During 2016, the Board heard 84 new cases and 45 correspondence cases for a total of 129 cases. This compares with 98 new cases, 46 correspondence cases and 143 total cases heard in 2015. The 129 new cases heard in 2016 were split accordingly:

Major Subdivisions:	11
Street and Alley Closures:	16
Street Dedications:	1
Subdivision Plat Revocations:	1
Street Name Changes:	0
Planned Developments:	16
Special Use Permits:	31
Special Exceptions:	1
Residential Corridors:	0
Re-Zonings:	6
Zoning Text Amendments:	1

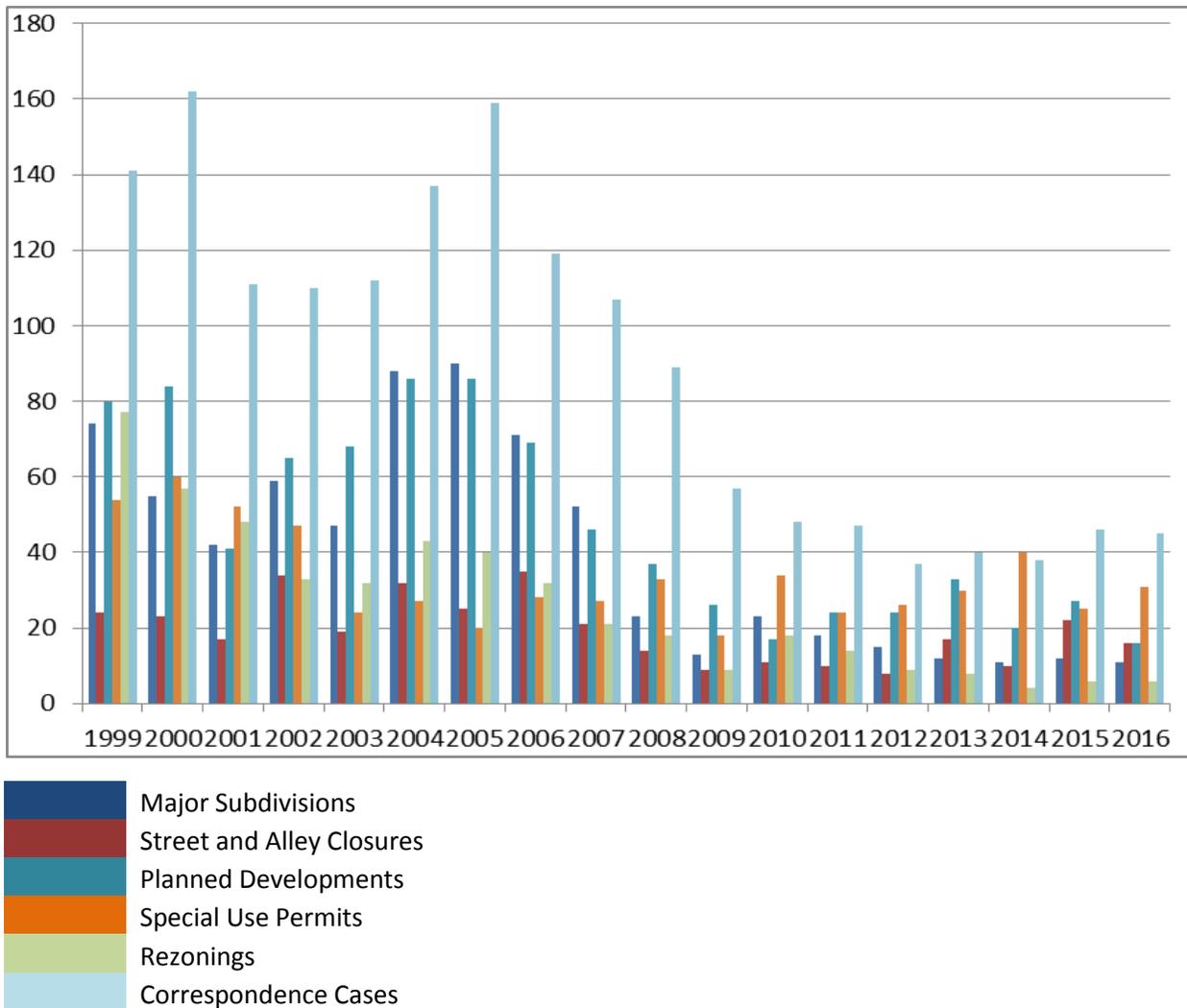
Cases withdrawn before a hearing before the Board are not included in the statistics above.

Of the 128 site-based new and correspondence cases heard in 2016 (the ZTA is excluded in this figure), 3 involved sites outside of the Memphis city limits. All of these were new cases that required action by the Shelby County Board of Commissioners. The table below indicates the annual caseload of the Board from 1999 to 2016.



The caseload has essentially leveled off since the Great Recession; since 2008, the annual cases heard by the Board have fallen somewhere between 100 and 200 cases. This compares to 300+ cases heard each year from 1999-2006.

The table below breaks this case load down by case type, omitting minor categories:



3. Significant Cases, 2015. Of the 144 cases heard by the Board in 2015, the following represent important milestones in terms of economic impact:

Single-family Residential:

- **S 16-04:** two-lot subdivision in Belle Air Woods
- **S 16-05:** ten townhomes on Carolina Ave. just west of Florida Street
- **S 16-11:** first sustainable subdivision in the City, a project at Danny Thomas and Mississippi Blvd. that will replace Foote Homes
- **S 16-13:** 35-lot subdivision on west side of Sanga, north of Walnut Grove
- **SAC 16-14:** road closure of Roane Road at Shady Grove
- **PD 16-04:** six-lot development on the west side of Mendenhall, north of Walnut Grove

Multi-family Residential:

- **PD 15-327:** 312-unit apartment complex known as Parkside at the NW corner of Mullins Station and Whitten
- **PD 16-09:** 139-unit addition to Fieldstone apartments, north of Callis Cutoff and east of Germantown Rd.

- **PD 16-15:** 240-unit apartment complex on the north side of Shelby Dr., east of Hacks Cross

Hotels:

- **SUP 16-02:** Holiday Inn Express at SW corner of Union and Fourth downtown



Holiday Inn Express & Suites
Memphis, Tennessee

20 May 2014

EXTERIOR RENDERINGS



- **SUP 16-03:** Hilton Garden Inn at SE corner of Union and Hernando downtown



Hilton Garden Inn
Memphis, Tennessee

20 May 2014

EXTERIOR RENDERINGS



- **SUP 16-04:** Homewood Suites at southwest corner of Second and Vance



- **SUP 16-21:** reuse of Lewis Supply Co. building on S. Main as a hotel.



Others:

- **PD 13-324:** two correspondence cases at the Crosstown Brewery to allow a gymnasium and brewery