



CITY APPOINTEES
MARY SHARP, CHAIR
SCOTT FLEMING
BROWN GILL
MARGARET PRITCHARD
JAMES TOLES

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
J.C. MCKINNON
JENNIFER O'CONNELL
DARRELL THOMAS
DESIREE LYLES WALLACE
LISA WILBANKS

Date: January 14, 2021

To: Mary Sharp, Chair
Desiree Lyles Wallace, Vice Chair
Scott Fleming, Member
Brown Gill, Member
J.C. McKinnon, Member
Jennifer O'Connell, Member
Margaret Pritchard, Member
Darrell Thomas, Member
James Toles, Member
Lisa Wilbanks, Member

From: Josh Whitehead, Secretary

RE: 2020 Annual Report

Madam 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, case load and staff complement of the Board during 2020.

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

Mr. Fleming: 11 of 12 meetings.

Mr. Gill: 12 of 12 meetings

Mr. McKinnon: 8 of 8 meetings (Mr. McKinnon joined the Board in May, replacing Rob Norcross).

Ms. O'Connell: 11 of 12 meetings.

Dr. Pritchard: 12 of 12 meetings.

Ms. Sharp: 12 of 12 meetings.

Mr. Toles: 11 of 12 meetings.

Ms. Lyles Wallace: 12 of 12 meetings.

Ms. Wilbanks 12 of 12 meetings.

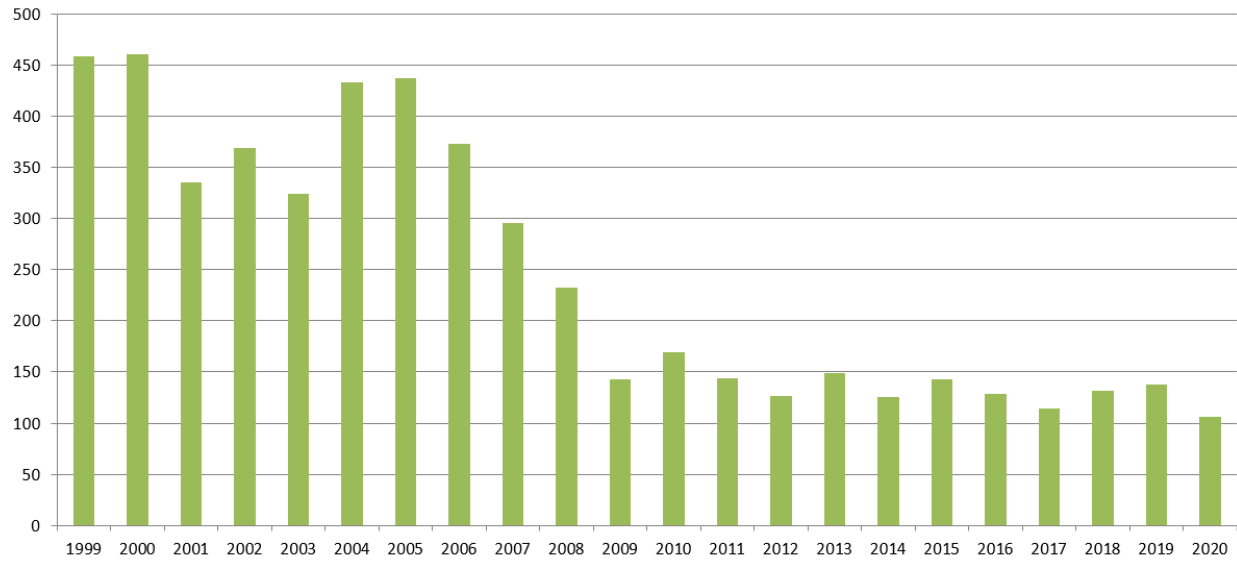
This past year, Mary Sharp served as Chair and Desiree Lyles Wallace served as Vice Chair. In April, Mayor Harris appointed and the Shelby County Board of Commissioners confirmed J.C. McKinnon to the Board; his first meeting was in May. From April through the end of the year, the Board has held its meetings telephonically due to the COVID-19 pandemic and the fact that its regular meeting location, the Memphis City Council Chambers, have been closed for renovations.

2. Caseload. During 2020, the Board acted on **106 cases**, split accordingly:

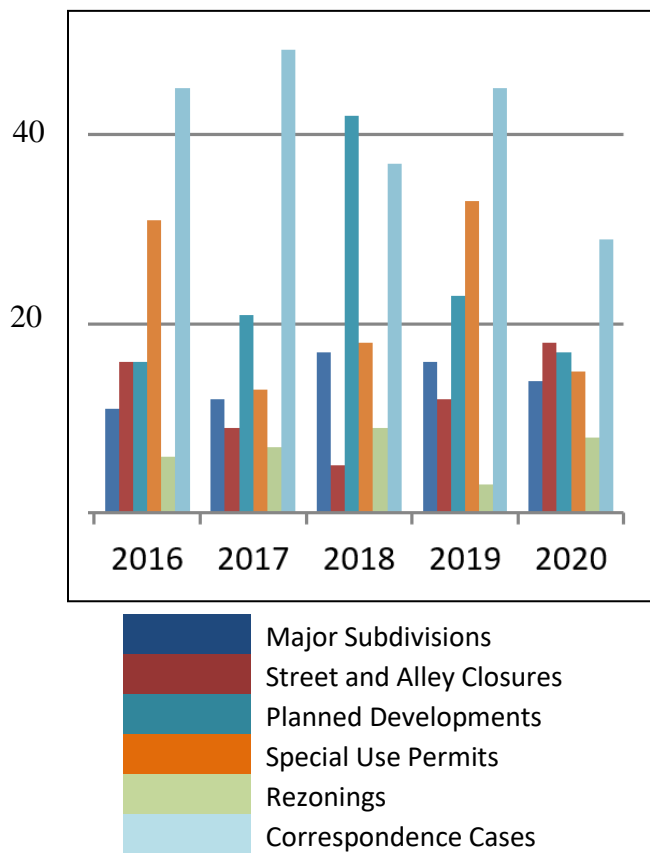
Major Subdivisions:	14 (<i>minor subdivisions are approved administratively</i>)
Street and Alley Closures:	18
Street Dedications:	1
Subdivision Plat Revocations:	0
Street Name Changes:	1
Planned Developments:	17
Special Use Permits:	15
Special Exceptions:	2
Re-Zonings:	8
Zoning Text Amendments:	1
Correspondence Cases:	28
Residential Corridor Deletions:	0
Adoption of Plans:	1
Historic District Designations:	0

Of the cases heard in 2020, 11 involved sites outside of the Memphis city limits.

The table below indicates the annual caseload of the Board from 1999 to 2020.



The table below breaks this case load down by case type, 2016-2020:



3. Significant Cases, 2020. The following significant cases were heard by the Board in 2020; these are ordered chronologically:

Single-family Residential:

- PD 18-23: 11-lot townhouse development at Valleybrook and Alladin
- PD 19-16 CO: 543-lot development on Quinn Road near the Fayette and Marshall County lines
- S 19-26: 19-lot subdivision on south side of Wilburn east of Mendenhall
- S 20-04: 81-lot subdivision at the northeast corner of Highland and James
- S 20-06: 6-lot townhouse development at Pontotoc and Turley
- PD 09-302 CO: 51-lot development on the south side of Macon east of Houston Levee
- PD 20-01: 4-lot townhouse development at the southwest corner of Barksdale and Nelson (this matter was withdrawn before being heard by the City Council)
- S 20-11: 11-lot subdivision at northeast corner of Roper and Cypress
- PD 95-373: 15-lot development with 5 quadplexes on south side of Dexter, west of Chickering
- S 20-19: 8-lot subdivision on the south side of Tutwiler behind the Summer Ave. T.J. Maxx
- PD 20-13: 12-lot development at northwest corner of Elzey and Tanglewood

Multi-family Residential:

- SE 20-02: height exception to allow an apartment building at Poplar Plaza

Hotels:

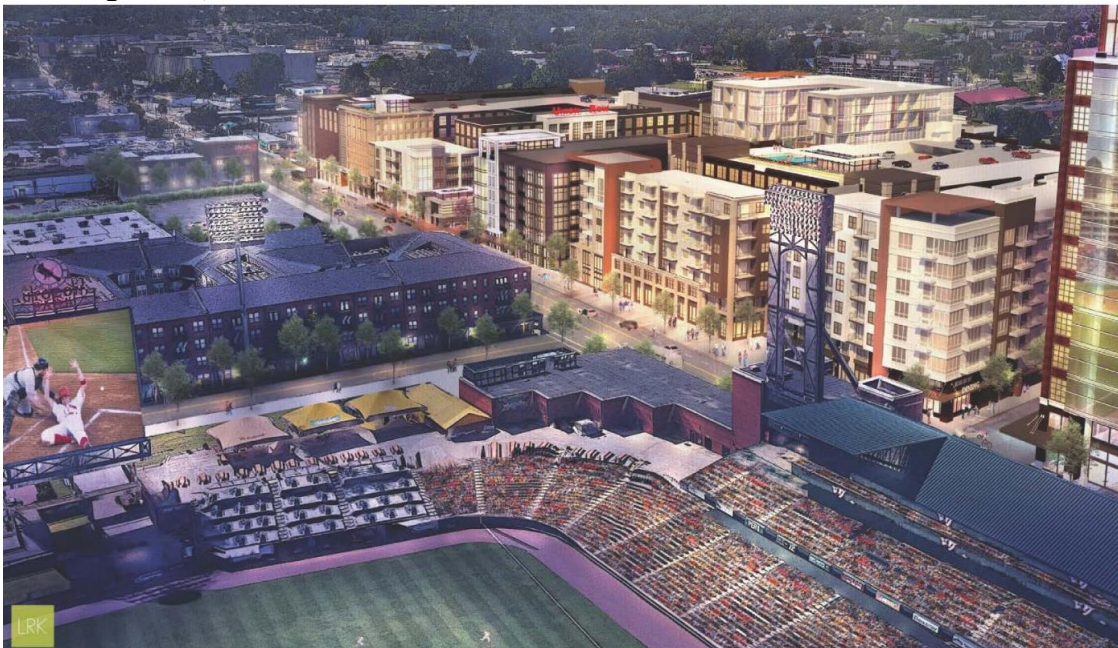
- SUP 20-06: new hotel at Union and Camilla

Industrial, Office and Institutional:

- SAC 20-01: closure of Terrell Place off of Southern to allow expansion of Memphis Country Club
- PD 99-362: office building at the southwest corner of Quince and Lynnfield
- Z 20-01: rezoning of 30 acres at 4195 East Shelby for light industrial uses
- Z 20-02: rezoning of 41 acres at northwest corner of Holmes and Malone for light industrial uses
- Z 20-03 and SAC 20-03 through 20-16: rezoning of 66 acres on the north side of Ketchum near Airways Middle for light industrial uses and closure of several streets within that acreage
- PD 20-04: redevelopment of Graves Elementary to light industrial uses
- PD 99-366: senior living facility at Park and Haverhill
- SUP 09-217 CO: time extension for gravel pit at 10577 Millington-Arlington
- Z 20-06: rezoning of 10 acres at southwest corner of Shelby and Malone for light industrial uses
- PD 20-10: senior living facility at Windyke Country Club
- PD 99-330: senior living facility at southeast corner of US 64 and Davies Plantation
- PD 90-317 CO: warehouse on north side of Goodlett Farms Pkwy.

Commercial and Mixed Use:

- PD 19-24: Union Row development on the south side of Union at Fourth Street (see rendering below)



- Z 2876: redevelopment of commercial site at Covington Pike and Yale that will include a Starbucks and Chick-fil-A

- PD 20-15: mixed-use development at southwest corner of Central and Cooper, known as Central Yards (see rendering below)



Plans, Districts and Comprehensive Rezoning:

- Memphis 3.0 General Plan, ratification of version approved by the Memphis City Council
- Z 20-04: rezoning of properties along Lamar Ave. between Bellevue Blvd. and Winchester Road
- Z 20-10: rezoning of properties along Summer Ave. in the Highland Heights and Berclair neighborhoods

4. Staff, 2020

As has been the case since 1976, the Land Use Control Board has been staffed by the land use section Memphis and Shelby County Division of Planning and Development (“DPD”). In 2020, this section was formally changed from the “Office of Planning and Development” to “Land Use and Development Services.” Clarke Shupe-Diggs was hired to cover the vacancy of Somer Smith during the calendar year. Ms. Shupe-Diggs served as at the department’s intern in 2019-2020. The University of Memphis intern for this year is Bradley Thomas. In early 2020, Brian Bacchus and Jeffrey Penzes were elevated to the position of Principal Planner. Unchanged from the year before are the following individuals and position: Chip Saliba and Brett Ragsdale, Deputy Administrators; Burk Renner, Manager; Brett Davis, Lucas Skinner, Teresa Shelton and Seth Thomas, Municipal Planners and Ayse Tezel, Preservation Planner.