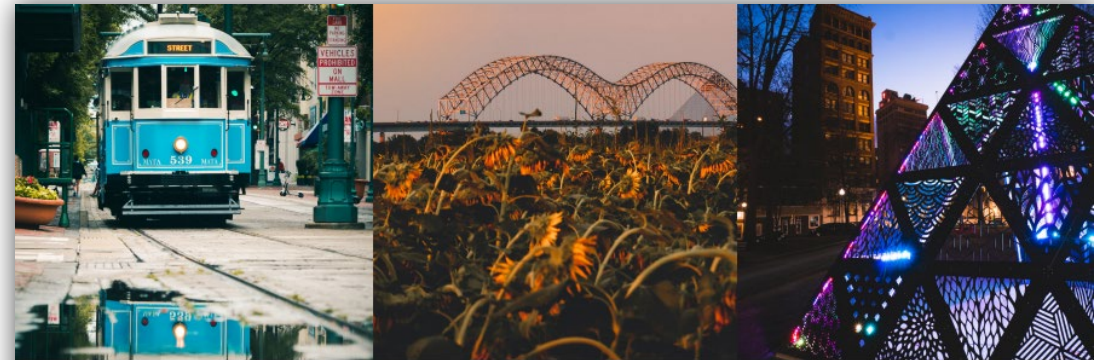






# Memphis 3.0 Comprehensive Plan

- » Framework for future growth, investment, and planning around anchors and their neighborhoods
- » Land use plan to guide land use decisions
- » Guides decisions related to streets, transportation, and transit
- » Guides planning for infrastructure and civic spaces; public investments and incentives in housing, neighborhoods, and job centers
- » *Adopted by planning commission in Feb., adopted by Executive Order in May, adopted by City Council in December (2019).*

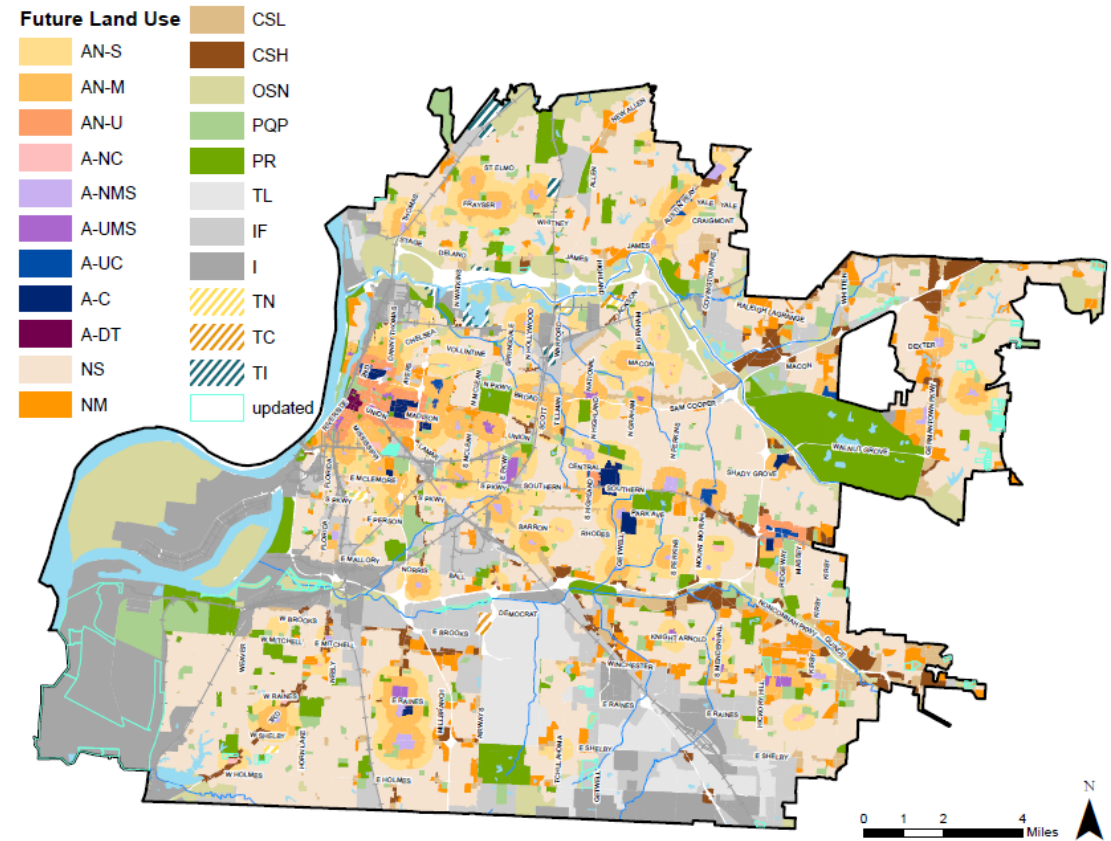


# Annual Plan Amendment



# 1: General Edits

- » Plan amendment includes minor edits to correct errors in document:
  - » Correction of grammatical errors, pixilated and/or low-quality images, inactive links
  - » Degree of Change Map and Street Types Map updated to reflect City boundaries [Pages 68 & 149]
  - » Changes to the Future Land Use Map to reflect existing land use, planned developments, and general map clean-up [Page 121]




## 2: Land Use Category Change

- » Plan amendment includes additional text to one land use category

# 2: Land Use Category Changes

- » Includes an update to Description/Intent and Form/Location Characteristics within Low Intensity Commercial & Services
  - » Ensures zoning aligns with Future Land Use
  - » Allows more flexibility for mixed-use development in certain zoning districts

CORRIDORS

 **Low Intensity Commercial & Services**  
CSL

Low Intensity Commercial and Service areas consist of low-rise buildings accessible mainly by a car and can encompass up to 5 acres of land for one building. These service areas are outside of the anchor boundary and are usually located along a corridor or within its own area of multiple commercial and service amenities.

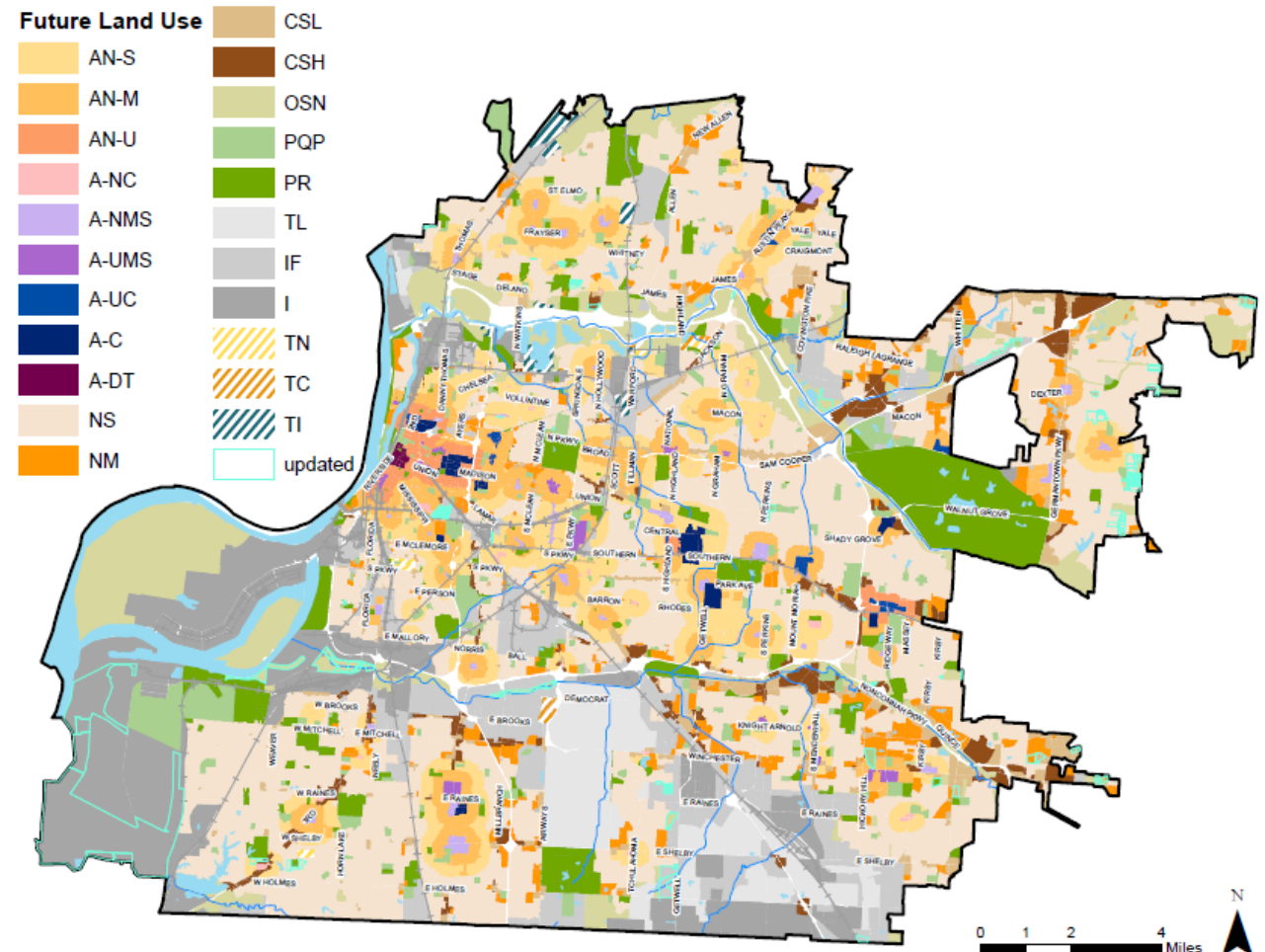


Description/Intent	Low Intensity Commercial and Service areas typically not associated with anchors. These areas may include neighborhood supporting commercial uses such as retail sales and services, offices, restaurants, funeral services, small-scale recreation, <del>and</del> social service institutions, <u>and occasional upper-story residential.</u>
Applicability	Low intensity, auto-oriented corridors not suitable or appropriate for intensification.
Goals/Objectives	Improved development patterns along auto-oriented commercial corridors, revitalization
Performance Metrics	% increase in occupancy, increase in property values
Zoning Notes	Generally compatible with the following zone districts: CMU-1 without frontage requirements, OQ, SDBP in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings, as appropriate, at the time of a small area plan.
Form and Location Characteristics	Commercial and services uses <u>with mixed use encouraged along avenues, boulevards, and parkways as identified in the Street Types Map.</u>  1-4 stories height



# 3: Future Land Use Map Changes

- » Plan amendment includes edits to the future land use map:
  - » General map clean-up including existing land use and previously approved planned developments
  - » Land use changes to reflect parcels within floodplains and waterways







# 4: Appendices Changes

- » Adopt One Small Area Plan completed in 2022
  - » Summer Avenue Complete Streets
- » Image correction in One Small Area Plan (2021)
  - » South City Small Area Plan
- » Adopt new Systems Plans
  - » Urban Design Guidelines
  - » Memphis & Shelby County Joint Housing Plan

*\*Not subject to consistency*

Appendix C:  
Systems Plans

**Memphis3.0**



- To view Climate Action Plan click, <https://www.memphis3point0.com/plans-and-maps>
- To view Complete Streets Plan click, <https://www.memphis3point0.com/plans-and-maps>
- To view Parks Master Plan click, <https://www.memphis3point0.com/plans-and-maps>
- To view Smart Memphis Plan click, <http://memphistn.gov/smartmemphisplan>
- To view Memphis and Shelby County Joint Housing Policy Plan click, <https://www.memphis3point0.com/housingplan>
- To view Urban Design Guidelines click, [https://www.memphis3point0.com/\\_files/urbandesignguideline](https://www.memphis3point0.com/_files/urbandesignguideline)

## Systems Plans

### 2020-2022

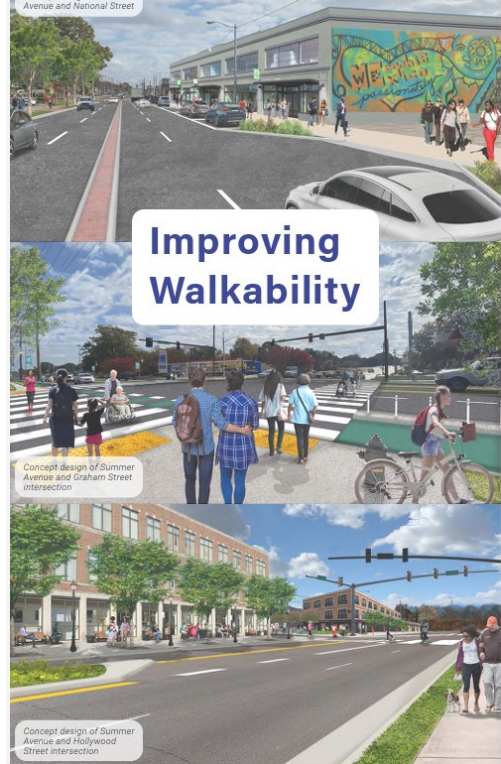
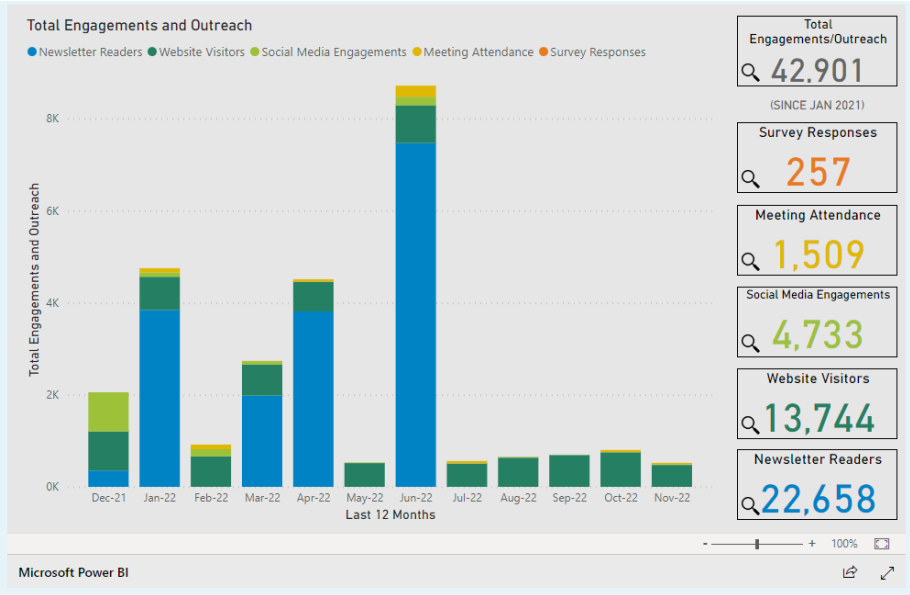
# Amendment Process

- » Filed with Land Use Control Board (LUCB) on December 20, 2022
- » Public comment period to the Comprehensive Planning Department ends February 2, 2023, at 12 pm
- » LUCB meeting agenda item: February 9, 2023
- » Pending LUCB approval, will go to City Council in March 2023
- » Amendments are approved by resolution of the Memphis City Council
- » Comments welcome!



# 2022 Top Achievements

1. Memphis 3.0 awarded the Outstanding Implementation Award from the TN Chapter of the American Planning Association
2. Accelerate Memphis projects have progressed from concepts to designs with construction set to begin this year.
3. Created and published Memphis 3.0 data dashboard
4. Completion of the Summer Avenue Complete Streets Study





Expect Memphis 3.0 Annual Report in March 2023

Visit [www.memphis3point0.com](http://www.memphis3point0.com) for a digital plan copy or a Memphis Public Library for hard copies

