

Raleigh District Workshop 3 Summary: November 14th, 2024

Memphis 3.0 Community Workshop Series

As part of the update to the Memphis 3.0 Comprehensive Plan, a three-part community workshop series was conducted to gather input and guide the vision for the future of the district. Each workshop built upon the outcomes of the previous session to ensure a comprehensive, community-informed planning process.

Workshop 1: Priorities and Anchors

In the first workshop, participants reviewed and refined the district's *Priorities and Anchors*—key values and significant places originally identified in the 2019 adopted plan. Community members were asked to validate what still matters most and to identify any new priorities or places that have emerged in recent years.

(Purpose: Confirm district priorities and identify important community places.)

Workshop 2: Future Land Use Vision

Building on the feedback from Workshop 1 and the existing 2019 land use framework, this session focused on shaping an updated *Future Land Use Vision*. Participants discussed where and how different types of development should occur, helping to inform updates to the future land use map and overall development strategy for the district.

(Purpose: Update the future land use map.)

Workshop 3: Zoning and Policy Recommendations

The final workshop translated the ideas and visions from the first two sessions into actionable strategies. Participants provided input on how zoning rules and policy guidelines might need to evolve in order to support the desired future for the district. This included recommendations for changes to development regulations, land use policy, and implementation tools.

(Purpose: Propose updates to zoning and policy to align with the community vision.)

This document provides a detailed summary of **Workshop 3**. If you would like to review the outcomes of **Workshop 1** or **Workshop 2**, summaries are available on our website at Memphis3point0.com.

Policy Recommendations: The following policy recommendations were identified by community members during Workshop 3 of the Raleigh District planning process. While not directly tied to zoning, these ideas reflect broader concerns and aspirations related to infrastructure, economic development, and community representation.

- **Quality Affordable Senior Housing**

Residents emphasized a strong need for dedicated, affordable senior housing, particularly within walkable access to key corridors like Austin Peay. They envision developments that provide housing while also enhancing the surrounding community character. Specific locations like the Raleigh Town Center were identified as prime opportunities for senior-focused development, reflecting a desire for more accessible, community-integrated living options for older adults.

- **Code Enforcement and Property Maintenance**

Residents across the district called for stronger code enforcement and better property maintenance. They suggested assigning local code officers, holding landlords accountable through occupancy permits and a public “Landlord Credit Report,” and educating renters about upkeep. Community members also want cleaner storefronts, improved property management at key gateways, and more trash bins to address litter and dumping.

Highlighted Places: Areas that were highlighted by community members in the Raleigh District Workshop 3 meeting.

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Austin Peay

Zoning and Policy Recommendations	What We Heard (Community Feedback)
Corridor Existing Zoning: Commercial Mixed Use-2 (CMU-2) medium intensity auto centric zoning district Recommendation: Community Mixed Use-2 (CMU-2) would keep the existing auto centric nature of the area and be appropriate for a gateway designation	Community feedback along the Austin Peay corridor highlighted a strong desire to transform the area into a safer, more walkable, and community-oriented district. Residents want to improve pedestrian safety and traffic flow, and many recommended downzoning the corridor to CMU-1 to discourage fast food and low-quality retail and instead support mixed-use infill development. There is a clear call for higher-quality restaurants and retail, enhanced signage and lighting, particularly at key intersections like Austin Peay and Yale, and more accessible public transit.
Anchor Raleigh Town Center Existing Zoning: Commercial Mixed Use-2 (CMU-2) medium intensity auto centric zoning district Recommendation: Mainstreet 1 (MS-1) would reflect the increase in community connectivity to the nearby civic center *Note this was mislabeled on the maps that we brought to the table but was corrected for in the meeting	The area around Raleigh Town Center and Coleman Road was repeatedly identified as ideal for affordable senior housing, with residents envisioning Highland Strip-style development and walkable connections to nearby shops.
Community Coleman Ave Existing Zoning: Residential-8 (R-8) exclusively single-family large lot suburban district Recommendation: Residential-6-6 (R-6) and Residential Urban-1 (RU-1) would help connect the surrounding neighborhoods that abut the anchor by allowing a diversity of housing types.	Concerns about illegal dumping and poor lighting near Coleman further emphasized the need for cleaner, better-maintained public spaces to support this vision.

Yale Rd

Zoning and Policy Recommendations	What We Heard (Community Feedback)
Corridor Existing Zoning: Commercial Mixed Use-2 (CMU-2) medium intensity auto centric zoning district and Residential-8 (R-8) exclusively single-family large lot suburban district Recommendation: Commercial Mixed Use-1 (CMU-1) and Residential Urban-1 (RU-1) would maintain the auto oriented development style of Yale while encouraging a diversity of housing types	Community input for Yale Road reflects a strong interest in repositioning it as the district's main commercial and pedestrian hub. Residents want to shift the Neighborhood Main Street designation to Yale Road, supported by zoning changes to RW, MS-1, or CMU-1 with mid-rise buildings allowed near Yale and Scheibler. There is a clear push to focus investment and activity on Yale instead of Austin Peay, complemented by infrastructure improvements like new sidewalks, painted crosswalks, and enhanced lighting and signage, especially around vacant businesses and underused properties.. Additionally, community members advocate for better public transit service around the Austin and Yale corridor to improve connectivity without adding more housing density.

New Allen Rd

Zoning and Policy Recommendations	What We Heard (Community Feedback)
Place Type or Name of Location Existing Zoning: Employment (EMP) zoning appropriate for large employment centers such as warehouses and Residential-6 and -10 (R-6) and (R-10) exclusively single-family large lot suburban district Recommendation: Employment (EMP) and Residential-6 and -10 (R-6) and (R-10) would support light industrial development that does not produce noxious environmental effects while maintaining the existing character of the surrounding neighborhood	Community feedback for New Allen Road emphasizes supporting employment growth through RU-3 zoning while enhancing safety and visibility with improved lighting and traffic measures. Residents also envision mixed-use development similar to Highland Row near the Nike Factory, aiming to create a vibrant, walkable environment that blends commercial and residential uses.

Covington Pike

Zoning and Policy Recommendations	What We Heard (Community Feedback)
Corridor Existing Zoning: Heavy industrial (IH) uses that are appropriate for factories and other industrial uses Recommendation: Commercial Mixed Use-3 would maintain the car dealerships while eliminating the potential for new heavy industrial uses near nearby communities and natural areas	Community members agreed with rezoning Covington Pike from IH to CMU-3 to support more mixed-use development and improve the area's character. They also emphasized the need to redesign key intersections, such as Covington Pike and Battle Creek Drive, to enhance safety by improving visibility, reducing crashes, and leveling the road

Stage Rd

Zoning and Policy Recommendations	What We Heard (Community Feedback)
Corridor Existing Zoning: Commercial Mixed Use-2 (CMU-2) medium intensity auto centric zoning district and Residential-8 (R-8) exclusively single-family large lot suburban district Recommendation: Commercial Mixed Use-1 (CMU-1) and Residential-8 (R-8) would allow for more neighborhood scale commercial infill without changing the suburban nature of the area.	Community feedback for Stage Road focuses on creating a walkable district in conjunction with Austin Peay while preserving important landmarks like the Comfort Inn. Residents also highlighted the need to address flooding issues between Priscilla Avenue and Stage Road to improve safety and livability. Additionally, there is support for CMU-1 zoning near Old Raleigh, encouraging walkable senior housing development.