

## Oakhaven/Parkway Village District Workshop 2 Summary: August 28<sup>th</sup>, 2025

### **Future Land Use Map: Connecting Places, People, and Activities**

The Future Land Use Map is a vision for Memphis's future. It's not a set of strict rules, but rather a guide that reflects the kind of places and activities we want to see in our city as it grows. It's about creating a community that works for everyone.

### **Place Types: What Makes Memphis Unique**

Memphis 3.0 organizes the city into Place Types—categories that help us understand and plan for the unique character of different areas. Each Place Type is designed to reflect how people live, work, and interact with their surroundings.

- Anchors (Community/ City Wide)
- Communities
- Corridors
- Special Uses (Industrial, logistics, transportation)
- Parks and Civic Spaces

### **FLU Categories:** (Pages 5-7)

Future Land Use Categories are a guide that shows how different areas in a city or community should be developed in the future, like for homes, businesses, parks, or factories. They help guide growth and development to make sure the community grows in a way that benefits everyone.

**Highlighted Places:** Areas that were highlighted by community members in the Oakhaven/Parkway Village District Workshop 2 meeting.

- Perkins & Knight Arnold (Page 2)
- Knight Arnold & Mendenhall (Page 2)
- Kirby & Raines (Page 3)
- Winchester & Ridgeway (Page 3)
- Kirby & Winchester (Page 4)
- Jackson Pit Rd (Page 4)
- Winchester and Mendenhall (Page 5)
- American Way Park (Page 5)

**Perkins & Knight Arnold**

Land Use	What We Heard (Community Feedback)	What We Think (Staff Analysis)
<p><b>Anchor- Neighborhood Mainstreet (A-NMS)</b></p> <p><b>Future:</b> Anchor-Neighborhood Main Street (A-NMS): describes walkable, mixed-use centers with house-scale buildings lining main streets, serving as moderate-intensity anchors for surrounding neighborhoods.</p> <p><b>Existing:</b> medium intensity commercial uses</p>	<p>Residents felt that Perkins and Knight Arnold should not be considered an anchor but instead recognized as a commercial destination. They emphasized that Perkins functions as a major traffic corridor to and from I-240, making it unsuitable for pedestrian improvements. Community members opposed any measures that might slow down traffic, stressing that walkability would actually create safety concerns in such a high-volume, automobile-oriented area.</p>	<p>Zoning should encourage walkability at the neighborhood scale.</p>

**Knight Arnold & Mendenhall**

Land Use	What We Heard (Community Feedback)	What We Think (Staff Analysis)
<p><b>Anchor- Neighborhood Mainstreet (A-NMS)</b></p> <p><b>Future:</b> Anchor-Neighborhood Main Street (A-NMS): describes walkable, mixed-use centers with house-scale buildings lining main streets, serving as moderate-intensity anchors for surrounding neighborhoods.</p> <p><b>Existing:</b> medium intensity commercial uses surrounded by both single unit and multiunit residential</p>	<p>In contrast, residents viewed Knight Arnold and Mendenhall as a stronger candidate for an anchor, though still challenging due to its suburban layout of large-lot commercial stores and wide roads. While acknowledging the area’s car-oriented design, participants saw some potential for transformation since it does not directly connect to the interstate. This distinction made it more plausible for pedestrian-friendly improvements, such as infill development and vertically mixed uses up to three or four stories. Although residents remain proud of the suburban character, they were moderately open to select improvements that could enhance walkability.</p>	<p>Zoning should encourage walkability at the neighborhood scale.</p>

**Kirby and Raines (Southeast District)**

Land Use	What We Heard (Community Feedback)	What We Think (Staff Analysis)
<p><b>Anchor- Neighborhood Mainstreet (A-NMS)</b></p> <p><b>Future:</b> Anchor-Neighborhood Main Street (A-NMS): describes walkable, mixed-use centers with house-scale buildings lining main streets, serving as moderate-intensity anchors for surrounding neighborhoods.</p> <p><b>Existing:</b> Medium intensity commercial uses surrounded by large lot suburban single unit residences</p>	<p><i>Feedback around Kirby and Raines was mixed regarding its designation as a Neighborhood Main Street. Some residents, particularly those concerned about the elderly population in the area, argued that walkability investments would not reflect current community needs since many older adults do not walk or bike regularly. Others supported the inclusion of pedestrian features, noting that creating a more walkable environment could lay the groundwork for attracting younger residents in the future.</i></p>	<p><i>Although this was an area of discussion in Oakhaven/Parkway Village it is mapped in our Southeast Planning District.</i></p>

**Winchester & Ridgeway (Hickory Ridge Mall)**

Land Use	What We Heard (Community Feedback)	What We Think (Staff Analysis)
<p><b>Corridor- Urban Center</b></p> <p><b>Future:</b> Urban Center (UC) describes Walkable, mixed-use centers with multi-story block-scale buildings, forming districts that serve as higher-intensity anchors for urban neighborhoods.</p> <p><b>Existing:</b> Large Suburban mall, surrounding by large lot suburban shopping centers</p>	<p>Community members strongly supported the idea of Hickory Ridge Mall serving as a more diverse urban hub. They expressed interest in the mall hosting a mix of uses, particularly calling for the addition of a grocery store to meet everyday needs. This feedback aligns well with the site's designation as an Urban Center, reinforcing the vision of the mall as a multi-use community anchor.</p>	<p>Zoning should encourage walkability not only to connect the site to the surrounding neighborhood but also to connect the site to the surrounding region.</p>

**Kirby and Winchester**

Land Use	What We Heard (Community Feedback)	What We Think (Staff Analysis)
<p><b>Corridor- High Intensity Commercial</b></p> <p><b>Future: High Intensity Commercial &amp; Services (CSH)</b> describes High-intensity, auto-oriented commercial areas with block-scale buildings, serving larger trade areas with large-scale retail and services.</p> <p><b>Existing:</b> Large to medium scale commercial centers</p>	<p>Residents identified Kirby and Winchester as an area in significant need of pedestrian infrastructure improvements. Priorities included better lighting, consistent maintenance and beautification, safer crosswalks with corner bump-outs, and the installation of rapid flashing beacons to increase pedestrian visibility. Overall, community members envisioned this intersection becoming safer and more welcoming for those traveling outside of vehicles.</p>	<p><i>Although this was an area of discussion in Oakhaven/Parkway Village it is mapped in our Southeast Planning District.</i></p>

**Jackson Pit Rd**

Land Use	What We Heard (Community Feedback)	What We Think (Staff Analysis)
<p><b>Community- Primarily Single Unit Neighborhood (NS)</b></p> <p><b>Future:</b> Primarily Single-Unit Neighborhoods (NS): describes residential neighborhoods consisting primarily of single-unit houses located more than half a mile from any anchor destination.</p> <p><b>Existing:</b> Large Vacant lot to the North and built out suburban residential development to the South</p>	<p>Feedback about the Jackson Pitt area centered on its strong industrial orientation. Railroad stakeholders advocated for maintaining this use, noting that residential development was not feasible given the site’s history as a landfill. They expressed eagerness to pursue industrial expansion, particularly through outside storage and drop yard development. Public safety also emerged as a concern, with railroad representatives even offering to contribute funding for a police substation to address the high volume of wrecks and drive-bys on Shelby Drive. Such an investment would also bring law enforcement services closer to Oakhaven, reducing reliance on East Memphis for coverage.</p>	<p>Zoning should upkeep the suburban pattern of development while maintaining a buffer from the surrounding industrial</p>

**Winchester and Mendenhall (Workshop 1 Notes)**

Oakhaven/Parkway Village Workshop 2 Meeting Summary

Land Use	What We Heard (Community Feedback)	What We Think (Staff Analysis)
<p><b>Corridor- Urban Center</b></p> <p><b>Future:</b> Urban Center (UC) describes Walkable, mixed-use centers with multi-story block-scale buildings, forming districts that serve as higher-intensity anchors for urban neighborhoods.</p> <p><b>Existing:</b> Large lot commercial center serving as a school</p>	<p>Residents identified Winchester &amp; Mendenhall as an area with significant redevelopment potential, particularly the large unoccupied parking lot on the northeast corner. They described it as a prime location for infill development, with the capacity to evolve into an Urban Center designation due to its scale and underused land. At the same time, some participants noted that the presence of a school complicates its role as an anchor, suggesting careful consideration of how future development balances community needs with higher-intensity uses.</p>	<p>Zoning should encourage walkability not only to connect the site to the surrounding neighborhood but also to connect the site to the surrounding region.</p>

**American Way Park**

Land Use	What We Heard (Community Feedback)	What We Think (Staff Analysis)
<p><b>Parks &amp; Recreational Facilities (PR)</b></p> <p><b>Future:</b> Parks &amp; Recreational Facilities (PR): describes public parks and active recreation facilities managed by government agencies or nonprofits, providing active and passive recreation opportunities.</p> <p><b>Existing:</b> public park surrounded by autocentric and residential uses</p>	<p>Residents identified American Way Park as an area needing investment noting its potential to be a great park serving several neighborhoods</p>	<p>Zoning should maintain the Parks status and encourage more green development in the area</p>

## Place Types and Future Land Use Categories

**Anchors:** Vibrant, walkable hubs at the heart of accessible, well-connected communities, filled with mixed-use spaces where people can live, work, and play.

- **Anchor- Neighborhood Crossing (A-NC):** Small, walkable mixed-use centers with house-scale buildings embedded within residential neighborhoods, providing convenient services and community gathering spaces.
- **Anchor- Neighborhood Main Street (A-NMS):** Walkable, mixed-use centers with house-scale buildings lining main streets, serving as moderate-intensity anchors for surrounding neighborhoods.
- **Anchor- Urban Main Street (A-UMS):** Walkable, vertically mixed-use centers with block-scale buildings along main streets, serving as moderate to high-intensity anchors for urban neighborhoods.
- **Anchor- Urban Center (A-UC):** Walkable, mixed-use centers with multi-story block-scale buildings, forming districts that serve as higher-intensity anchors for urban neighborhoods.
- **Anchor- Downtown (A-DT):** The central business district of Memphis, characterized by high-rise mixed-use buildings, serving as the primary citywide anchor for work, living, shopping, and recreation.
- **Anchor- Medical and Institutional Campus (A-C):** Walkable hospital and university campuses that catalyze activity in adjacent mixed-use areas, serving as anchors for medical and educational institutions.

**Anchor Neighborhoods:** Walkable, connected neighborhoods that support and complement the Anchors.

- **Anchor Neighborhood – Primarily Single-Unit (AN-S):** Walkable neighborhoods within a 5–10-minute walk of a Community Anchor, consisting mainly of single-unit housing, with a focus on preservation and infill development.
- **Anchor Neighborhood – Mix of Building Types (AN-M):** Walkable neighborhoods within a 5–10-minute walk of a Community Anchor, featuring a mix of single-unit and multi-unit housing, with potential for low-intensity commercial uses along corridors.
- **Anchor Neighborhood – Urban (AN-U):** Walkable residential and mixed-use districts within a 5–10-minute walk of a Citywide Anchor, characterized by block-scale buildings and higher density.

**Communities:** Residential areas that make up the majority of the city, where people live and build their lives.

- **Primarily Single-Unit Neighborhoods (NS):** Residential neighborhoods consisting primarily of single-unit houses located more than half a mile from any anchor destination.
- **Multifamily Neighborhoods (NM):** Residential neighborhoods consisting primarily of multi-unit buildings located more than a 10-minute walk from any anchor destination.

**Corridors:** Auto-oriented commercial strips with retail and services designed for easy access by car.

- **Neighborhood Commercial & Services (CSN):** Neighborhood-oriented commercial areas with house-scale buildings, providing retail, services, and offices, typically not associated with anchors.
- **Low Intensity Commercial & Services (CSL):** Low-rise, auto-oriented commercial areas with house- or block-scale buildings, providing neighborhood-supporting retail and services.
- **High Intensity Commercial & Services (CSH):** High-intensity, auto-oriented commercial areas with block-scale buildings, serving larger trade areas with large-scale retail and services.

**Special Uses:** Areas focused on industrial, logistical, or transportation activities, often with large blocks and fewer intersections.

- **Industrial (I):** High-intensity industrial areas with large-scale manufacturing and industrial uses, typically located near highways and freight infrastructure.
- **Industrial Flex (IF):** Lower-intensity industrial areas with mixed-use potential, compatible with nearby neighborhoods and suitable for light manufacturing and services.
- **Transportation & Logistics (TL):** Large-scale transportation and logistics facilities, such as airports, ports, and railyards, generating significant regional employment and goods dispersal.

**Parks and Civic Spaces:** Natural areas, parks, schools, and institutions that serve as gathering places for the community.

- **Open Spaces and Natural Features (OSN):** Natural areas focused on preservation and passive recreation, including wildlands, wetlands, and waterways.
- **Public & Quasi-Public Buildings & Uses (PQP):** Civic buildings, schools, religious institutions, and community facilities that contribute to the civic space framework.
- **Parks & Recreational Facilities (PR):** Public parks and active recreation facilities managed by government agencies or nonprofits, providing active and passive recreation opportunities.