

Jackson District Workshop 3 Summary: October 1st 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 Jackson District planning process. While not directly tied to zoning, these ideas reflect broader concerns and aspirations related to infrastructure, economic development, and community representation.

- **Protection of Parks and Open Space**

Residents expressed concern about park areas, such as the one at Wales and Jackson. There is a fear that the space may be redeveloped into housing. Community members want parks preserved as Open Space to ensure long-term access.

- **Environmental Justice and Remediation**

A major concern was raised regarding the environmental contamination at Jackson and Waring. Residents suggested this area be permanently designated as Open Space and heavily forested to prevent future redevelopment and ensure public safety for future generations. Participants expressed concern that the environmental history of sites is not being properly communicated. There was a desire for improved soil testing and environmental documentation in the planning process.

- **Transportation and Infrastructure**

Community members raised significant concerns about transportation safety and infrastructure, citing frequent speeding and unsafe conditions at intersections such as N. Watkins to Chelsea, Macon and Berclair, Stratford, and Graham. They recommended traffic calming measures, improved signals, and better bike lane design. In Nutbush, there was strong opposition to bike lanes along Chelsea Avenue due to cars frequently parking in the lanes and creating safety hazards. Additionally, participants expressed a need for stronger alignment between land use planning and the city's Transit Vision to ensure coordinated improvements in mobility and access.

- **Equity and Inclusion**

Residents emphasized that outreach efforts need to improve, particularly with the Hispanic community, which has been underrepresented in the planning process.

Residents flagged racial disparities in safety and enforcement—specifically in areas like Jackson and Chelsea under the viaduct, where minority communities are reportedly fearful. This area also has known issues with crime and informal activity (e.g., motorcycle gangs), and there were calls for both street closures and greater police presence.

- **Community Amenities and Revitalization**

Residents expressed strong support for expanding community amenities through increased green infrastructure and the development of community gardens, particularly in areas lacking existing resources. They also recommended repurposing vacant or underused industrial sites—such as former Sears facilities—for community-focused uses like parks or small-scale mixed-use development. Additionally, participants emphasized the importance of collaborating with Memphis-Shelby County Schools (MSCS) to explore opportunities for revitalizing underutilized school properties to better serve neighborhood needs.

Jackson Workshop 3 Meeting Summary

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

- Chelsea Avenue (3)
- Summer Ave (3)
- Stratford and Graham (3)
- Pecan Garden-Tutwiler (4)
- Douglass neighborhoods (4)
- Waring Rd
- Jackson Corridor (5)
- Macon Corridor (5)

Chelsea Corridor

Zoning and Policy Recommendations	What We Heard (Community Feedback)
Chelsea Avenue Existing Zoning: R-6, CMU-1, EMP (single Family residential, low intensity commercial mixed use, and employment) Recommendation: RU-1, R-6, CMU-1, and EMP would limit auto centric uses.	While community members were in favor of the housing types that RU-1 would add into the community. There was strong opposition to bike lanes due to cars parking in them and creating safety hazards.

Summer Ave (Grahamwood to Perkins)

Zoning and Policy Recommendations	What We Heard (Community Feedback)
Grahamwood to Perkins Existing Zoning: CMU-3, The most auto centric commercial zoning district Recommendation: Main Street 2 (MS-1) would promote walkability, improve lighting, and create a more pedestrian-friendly environment.	Community members support for changing CMU-3 to MS-2 to create a more walkable, complete street environment. However, the community asks for MS-2 zoning in this corridor to support and encourage spaces for small community businesses.

Stratford and Graham

Zoning and Policy Recommendations	What We Heard (Community Feedback)
Intersection Existing Zoning: R-6 and CMU-3 primarily single-family housing & high intensity auto centric uses Recommendation: RU-1, R-6, and CMU-2 would lower the intensity of commercial uses, provide unique housing options around summer and maintain neighborhood character.	Traffic and speeding are major concerns. Stratford (near the Berclair anchor) and Waring Ave recommended to remain RU-1.

Pecan Garden/ Tutwiler

Zoning and Policy Recommendations	What We Heard (Community Feedback)
Chelsea Avenue Existing Zoning: R-6, CMU-1, EMP (single Family residential, low intensity commercial mixed use, and employment) Recommendation: RU-1, R-6, CMU-1, and EMP would limit auto centric uses.	While community members were in favor of the housing types that RU-1 would add into the community. There was strong opposition to bike lanes due to cars parking in them and creating safety hazards.

Douglass Neighborhoods

Zoning and Policy Recommendations	What We Heard (Community Feedback)
Penakem near Douglass High School Existing Zoning: Heavy industrial (IH)- the highest industrial use Recommendation: Heavy industrial should have a boundary and buffer separating it from the community	Community recommends downzoning to limit commercial uses. There are concern about industrial proximity to sensitive sites like the school and park
Velsicol Site Existing Zoning: EMP (employment) appropriate for large employment centers like warehouses Recommendation: Heavy Industrial (IH). <i>*This was a mistake it should have been remained EMP.</i>	Community members recommended to remove IH (Heavy Industrial) zoning.
Sears Site (Behind Douglass High School) Existing Zoning: EMP (employment) appropriate for large employment centers like warehouses Recommendation: TBD in North District <i>*This was a mistake it should have been remained EMP.</i>	Community members noted the presence of lakes and numerous warehouses and identified it as a place for potential for adaptive reuse.

Waring Rd

Zoning and Policy Recommendations	What We Heard (Community Feedback)
Existing Zoning: Residential-6 (R-6) exclusively single-family residential community Recommendation: Residential Urban-1 (RU-1) would preserve the character of the primarily single unit neighborhood while allowing for appropriate developments	Community members expressed a strong preference for Waring Avenue to not exceed RU-1, reflecting their desire to maintain the area's low-density residential character. This zoning choice supports preserving the existing single-family homes and helps limit more intense or higher-density development that could alter the neighborhood's feel.

Jackson Corridor

Zoning and Policy Recommendations	What We Heard (Community Feedback)
Wales to Gragg Existing Zoning: CMU-3 is the highest autocentric zoning district Recommendation: Mainstreet 1 (MS-1) Would serve the neighborhood with commercial and residential uses that are not auto oriented	The area around Wales and Jackson is viewed by the community as a vital hub for local business activity and holds significant importance due to its proximity to a school and its overall role in community life. However, there is concern that the park located at this intersection is currently zoned as residential rather than open space. Residents fear that this could lead to the park being redeveloped for housing, which would result in the loss of an important community amenity.
Jackson and Chelsea Existing Zoning: Commercial Mixed Use-3 the highest auto-oriented use Recommendation: Commercial Mixed Use-3 would preserve uses like the lumberyard without intensifying the area	Community members expressed serious public safety concerns about activity taking place in a warehouse under the viaduct, specifically referencing a motorcycle gang presence. Some residents suggested blocking off the street to prevent further issues. In addition to safety, there were also concerns about the area's social and racial dynamics. Minority community members shared that the activity in and around the warehouse makes them feel unsafe and unwelcome, highlighting underlying issues with race and equity in the space.

Macon Rd Corridor

Zoning and Policy Recommendations	What We Heard (Community Feedback)
Macon and National Existing Zoning: Commercial Mixed Use-1 the lowest auto-oriented zoning district Recommendation: Commercial Mixed Use-1 would preserve the existing auto-oriented business in the neighborhood while encouraging new development to be less autocentric	Community members noted that access to National Avenue, particularly where it connects to the Heights Line, is limited, posing challenges for movement in the area. Additionally, community members ask for the intersection of Macon and National to be recognized as a Main Street Anchor, highlighting its importance as a potential focal point for walkability, mixed-use development, and neighborhood activity.
Graham to Berclair Existing Zoning: Commercial Mixed Use-1 the lowest auto-oriented zoning district as well as R-6 Single family housing Recommendation: Commercial Mixed Use-1 (CMU-1) and Residential Urban-1 (RU-1) this combination would maintain the neighborhood scale of both the residential and commercial uses in the community while allowing for new residential options such as duplexes where appropriate.	Community members expressed several concerns and preferences related to speed, safety, housing, and development along key corridors such as Stratford, Graham, and Berclair. Speeding on Graham and at the Macon and Berclair intersection raised safety concerns, prompting calls for traffic calming measures, improved bike lanes, and better traffic signals to protect pedestrians and cyclists. The community noted that Graham Avenue features larger, higher-end homes on spacious lots, which influences preferences for maintaining lower zoning densities in that area. There is strong support for more walkable, mixed-use development along Summer Avenue, particularly from Berclair to Perkins, with calls to rezone parts of this corridor to MS-2 to encourage complete streets improvements. Near the Berclair anchor, Stratford is favored to remain RU-1 to preserve its low-density residential character. Affordable housing concerns were also highlighted, especially near the Macon and Victor anchor in Berclair, with a desire for more community gardens, increased law enforcement presence, better cooperation with Memphis-Shelby County Schools facilities, and soil testing improvements. Residents strongly oppose upzoning industrial areas. Additionally, at Macon and Wells Stations, the community supports rezoning from R-6 to RU-1 to maintain lower-density residential development and protect neighborhood character and affordability.