

Oakhaven- Parkway Village District Workshop 3 Summary: September 18th, 2025

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 Oakhaven Parkway Village District planning process. While not directly tied to zoning, these ideas reflect broader concerns and aspirations related to infrastructure, economic development, and community representation.

- **Transportation and Mobility**

Residents expressed concerns about transportation and mobility, emphasizing the need to improve pedestrian safety in areas where heavy commercial activity creates dangerous intersections. They also called for strategies to reduce traffic volumes in similarly high-intensity corridors, where congestion limits both accessibility and overall quality of life.

- **Community Engagement and Leadership**

Residents raised questions about what realistically can change within their neighborhoods, particularly around the challenge of creating and sustaining social connections. These concerns were closely tied to how leaders and the City communicate with community members, underscoring the need for more consistent, transparent, and trust-building engagement.

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

- Parks- Medal of Honor and American Way (Page2)
- Winchester Corridor (Page 3)
- American Way Corridor (Page 3)
- Perkins Corridor (Page 3)

Medal of Honor and American Way

Zoning and Policy Recommendations	What We Heard (Community Feedback)
<p>Parks</p> <p>Existing Zoning: Residential-6 (R-6) and Residential-8 (R-8) exclusively single-family residential zoning districts</p> <p>Recommendation: Open Space (OS) and Residential-8 (R-8) will allow the areas to remain at the appropriate scale and use for a neighborhood</p>	<p>Community members were concerned that the parks were zoned for residential use fearing that if the city were to sale the property they would lose the park. So they would like the parks to have a specific parks zoning</p>

Winchester Corridor

Zoning and Policy Recommendations	What We Heard (Community Feedback)
<p>Corridor</p> <p>Existing Zoning: A chaotic mix of wide and seemingly haphazard range of conservation, residential, commercial, and industrial uses ranging from the lowest intensity zoning to the highest.</p> <p>Recommendation: Attempt to make a more unified corridor by reducing the number of zoning districts that are on the road</p>	<p>Along the Winchester corridor, residents highlighted several priorities. At Winchester and Perkins, they requested WD zoning to provide a buffer from nearby industrial uses. At Mendenhall and Winchester, while they agreed with the existing zoning designation, they emphasized the need for traffic reduction measures to address congestion. Further east, at Kirby and Winchester, residents supported maintaining the area as commercial while also identifying opportunities for infill development, particularly near Tchulahoma.</p>

American Way Corridor

Zoning and Policy Recommendations	What We Heard (Community Feedback)
<p>Corridor</p> <p>Existing Zoning: Commercial Mixed use 1, 2, 3 (CMU-1, CMU-2, CMU-3) The lowest to highest autocentric commercial zoning districts</p> <p>Recommendation: Commercial Mixed Use-3 (CMU-3) would align the zoning with the existing heavy commercial uses and Open Space (OS) would encourage the protection of the waterway to the North of the street</p>	<p>Along American Way, residents described the corridor as primarily auto centric but also recognized its potential to evolve into an Urban Center given the concentration of commercial and residential uses in the area. They emphasized that realizing this potential would require the right development pressure and supportive investment. In addition, residents requested that American Way Park be added to the map and designated as a park rather than residential, ensuring its role as a recognized community asset.</p>

Perkins Corridor

Zoning and Policy Recommendations	What We Heard (Community Feedback)
<p>Corridor</p> <p>Existing Zoning: Commercial Mixed Use-2 (CMU-2) Medium intensity auto centric commercial uses</p> <p>Recommendation: Mainstreet-1 (MS-1) would encourage walkable development that would seek to connect the surrounding communities.</p>	<p>Residents noted that Perkins, like several nearby corridors, is primarily auto centric, and at Winchester and Perkins they requested WD zoning to create a buffer from heavy industrial uses. At Perkins and Knight Arnold, they supported the MS-1 zoning designation and emphasized the need for improvements for pedestrian safety at the intersection.</p>