

Overview Oakhaven-Parkway Village Workshop 1:

Priorities (Page 2)

- Strategically address blight and vacancy in residential areas, focusing on property improvement and enhancing open spaces.
- Promote infill development and business activity in commercial areas, activating vacant lots and underused spaces.
- Encourage timely and consistent code enforcement to ensure reported issues are addressed effectively.

Highlighted Places:

Location	Recommended Future Land Use Category	Page Number
Existing Anchors		
Winchester and Tchulahoma	High-intensity Commercial Services	3
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Meeting Themes: (Pages 5-6)

Oakhaven- Parkway Village Actions

- Public Safety and Police Presence
- Housing Diversity for Vulnerable Populations
- Youth and Community Programming

Area Actions

- Perkins and Knight Arnold- Library and Civic Amenities
- Lamar and Highway 78- Economic Activation in Market Spaces

Oakhaven-Parkway Village Priorities:

Original Priority	Community Feedback	New Priority
Strategically address blight and vacancy by reducing block scale and encouraging infill development and open space uses	Residents continue to view strategically addressing blight and vacancy as a relevant priority, noting some improvements over the past five years, such as the razing of the Lakewood apartments and cleanup of Medal of Honor Park. They emphasized the need for additional grocery stores near the airport and increased business activity along Shelby Drive. Residents also supported encouraging infill development in commercial areas and vacant lots and suggested distinguishing between residential and commercial vacancy to better target interventions.	Strategically address blight and vacancy in residential areas, focusing on property improvement and enhancing open spaces.
		Promote infill development and business activity in commercial areas, activating vacant lots and underused spaces.
Encourage active code enforcement around commercial centers and civic assets	Residents supported the priority of encouraging active code enforcement around commercial centers and civic assets but emphasized the need for more timely and consistent responses. They noted that resolving issues often takes two to three weeks and multiple calls, and that reports submitted via 311 are sometimes not effectively addressed. Specific concerns included trash management, proper bin use, and ensuring accountability through programs like “own your block.” Residents also highlighted that many civic buildings require modernization.	Encourage timely and consistent code enforcement to ensure reported issues are addressed effectively.
Promote urban design standards at commercial spaces	Residents gave limited feedback on promoting urban design standards at commercial spaces, and it was not viewed as a high priority. Because planners feel this standard should apply broadly across Memphis rather than being unique to this district, we are moving it from a district-specific priority to a citywide priority.	NA
Preserve and protect residential neighborhoods from industrial uses with natural buffers	Preserving and protecting residential neighborhoods from industrial uses with natural buffers did not come up as a major focus in this conversation. Our office plans to revisit this topic in Workshop 2 during the Future Land Use discussion to better understand where such protections may be most appropriate.	NA

Existing Anchors:

Winchester and Tchulahoma

Summary of Community Feedback	High Intensity Commercial Services
Community members expressed concern that the current anchor designation may not be appropriate, favoring a more commercial designation instead. While some noted the potential for better walkability connections to Medal of Honor Park, there was limited discussion around promoting urban design standards beyond requests for more commercial space at the Winchester/Tchulahoma shopping center. Residents also highlighted barriers to accessing basic services, such as the need to cross a railyard, and noted that Winchester is not well suited for walkable, mixed-use activity. Additionally, they emphasized the need to replace aging neighborhood improvements, such as the Oakhaven sign and brick installations at Shelby and Tchulahoma.	Winchester should change to a mix of Neighborhood primarily multifamily and High Intensity Commercial services along with designations of Industrial Flex and Industrial. Winchester is a high-traffic route, and the designation of high intensity residential/commercial is appropriate for this area.

Shelby and Tchulahoma

Summary of Community Feedback	Low Intensity Commercial Services
Community members expressed that Shelby & Tchulahoma is not an appropriate location for an anchor, noting the area has very little existing commercial or residential activity and primarily functions as a route to the airport. Concerns were raised about safety, with heavy freight traffic and the lack of sidewalks making walking dangerous. Stakeholders also identified interest in outdoor storage opportunities near Jackson Pit. Public safety emerged as a strong priority, with calls for a police substation and attention to ongoing issues of security and property crime. Residents further emphasized that Oakhaven should be recognized as a “cluster of communities” with its own distinct public and private amenities.	Tchulahoma received CSL designation due to the current low-level of activity. The surrounding area is mostly undeveloped, and what is developed is mostly large lot, single-family subdivisions. CSL is more appropriate because of the surrounding use. Shelby drive is a major freight route, so this designation could change depending on community feedback.

Knight Arnold

Summary of Community Feedback	Anchor Type: Neighborhood Mainstreet
Perkins and Knight Arnold Residents described Perkins & Knight Arnold as a semi-walkable area with valued commercial activity, recommending it be designated as a Neighborhood Main Street anchor. They emphasized the importance of extending the corridor toward Cottonwood Park and the community center to strengthen connections with surrounding neighborhoods. In addition, participants voiced interest in reviving the local library, expressed concern for addressing the needs of the unhoused population living in nearby areas with compassion rather than displacement.	The Knight Arnold anchors are being recognized as connected places within a neighborhood, reflecting their role as Parkway Village’s main street. While the buffers of the two anchors do not physically touch, they function together as a continuous, neighborhood-serving hub. For this reason, we recommend designating them as Anchor – Neighborhood Main Street, highlighting their scale and purpose. The anchors are focused on walkable, mixed-use activity that serves the surrounding community.
Knight Arnold and Mendenhall Residents emphasized the importance of centralizing and connecting amenities at Knight Arnold & Mendenhall, envisioning the area as a more cohesive hub. Discussions highlighted the difference between multiple disconnected nodes and the potential of creating a continuous main street corridor spanning roughly two miles, which could help restore the area’s historical walkability. Participants also supported expanding housing options, noting that greater residential density would be necessary to sustain future commercial development.	

Mendenhall and Winchester

Summary of Community Feedback	Urban Center
Residents identified Mendenhall & Winchester as an area with significant redevelopment potential, pointing to the large unoccupied parking lot as a key opportunity site. The location was described as well-suited for infill development, creating a more compact, mixed-use environment. Participants also noted that the area could be considered for an Urban Center designation, reflecting its capacity to evolve into a higher-intensity hub of activity.	This area is primed for a new identity as an Urban Center. Today, it is mostly a sea of parking lots and high-intensity roads, with commercial and multifamily uses nearby. While it is currently disconnected from surrounding neighborhoods, the area has a lot of developable land and commercial activity, making it a strong candidate for mixed-use activation.

Community Identified Priority Areas:

Goodlett and Winchester

Community Feedback Summary	Analysis	Recommended FLU Designation: High Intensity Commercial Services
At Goodlett and Winchester residents proposed designating the area as a new anchor , citing its existing activity around busy local fruit stands . They suggested expanding this activity into a more formal farmers market with additional booths and improved walkability . The location was also noted as an important gathering place for members of the Latine community , underscoring its role as both a cultural and economic hub .	Community Hub: Community Gathering Space, community members come from all over the city to be there Cultural and Economic Significance: It is a location that features a lot of small business and is even called the “Latin Mall” Limited Walkability: The area is surrounded by high intensity commercial uses not conducive for pedestrian travel	This is an important location for community members that has potential for activation. As of now most participants are driving to this location and the uses are primarily commercial. For those reasons High intensity Commercial Services is an appropriate land use classification. However there is a lot of developable land in the area and due to its cultural significance it is a place that could be an anchor one day.

Themes and Actions:

Oakhaven-Parkway Village Themes and Actions

- **Public Safety and Police Presence**
 - **Key Feedback:** Residents in Oakhaven/Pkwy Village stressed the need for stronger public safety, citing concerns about property crime and slow response times. They recommended a more accessible police substation and emphasized community policing to build trust, increase visibility, and support neighborhood stability.
 - **Action Item:** Establish a police substation and implement community policing programs to improve accessibility, response times, and strengthen relationships between law enforcement and residents.
 - **Action Item:** Focus on targeted crime prevention and monitor coverage to address property crime hotspots and ensure resources align with community needs.
- **Housing Diversity for Vulnerable Populations**
 - **Key Feedback:** Residents in Oakhaven/Pkwy Village emphasized the need for diverse housing options to support seniors, youth, and individuals experiencing homelessness. They noted that a mix of housing types would enhance neighborhood stability and support local commercial activity near key corridors and anchors.
 - **Action Item:** Expand housing options for seniors, youth, and individuals experiencing homelessness through affordable, transitional, and supportive units.

- **Action Item:** Promote mixed-use and diverse housing types integrated with key corridors and anchors to support inclusive neighborhoods and local economic activity.
- **Youth and Community Programming**
 - **Key Feedback:** Residents in Oakhaven/Pkwy Village stressed the need to expand youth engagement through more recreational, educational, and extracurricular activities. They highlighted the role of schools, libraries, and community centers in providing consistent, accessible programs that promote well-being, strengthen neighborhood connections, and foster community pride.
 - **Action Item:** Expand youth programs and recreational opportunities through parks, schools, libraries, and community centers.
 - **Action Item:** Ensure accessibility and community involvement by partnering with local organizations and monitoring program effectiveness.

Anchor Goals and Actions

- **Perkins and Knight Arnold- Library and Civic Amenities**
 - **Key Feedback:** Residents in Perkins & Knight Arnold supported reviving and modernizing libraries and civic amenities as vital community hubs. They emphasized providing educational resources and programming while addressing challenges like nearby homeless populations in ways that support rather than displace residents, viewing these improvements as essential for community engagement and neighborhood stability.
 - **Action Item:** Revive and modernize libraries and civic spaces to provide updated resources, programming, and community facilities.
 - **Action item:** Integrate social support and ensure accessibility by coordinating services for vulnerable populations and fostering safe, inclusive community engagement.
- **Goodlett and Winchester- Economic Activation in Marketplaces**
 - **Key Feedback:** Residents identified Goodlett and Winchester a key economic hub, noting its concentration of fruit stands and small vendors. They suggested expanding the area into a more structured, walkable marketplace to support local businesses, boost community engagement, and create opportunities for entrepreneurship.
 - **Action Item:** Develop a structured, walkable marketplace with improved layout, safety, and accessibility.
 - **Action Item:** Support local vendors and community engagement through resources, events, and ongoing feedback.