



Memphis 3.0 2024 Annual Report

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Division of Planning & Development (DPD) coordinates long-range planning activities for the City of Memphis through its Comprehensive Planning department. The Comprehensive Planning department's functions include plan implementation, community engagement, plan compliance, small area planning, and neighborhood data resource management.



Kendra Cobbs, AICP
Administrator
*Comprehensive Planning,
Division of Planning and
Development*

INTRODUCTION

Since the Memphis 3.0 Plan was adopted in December 2019, the Division of Planning and Development (DPD) and its partners, have focused efforts on plan implementation. In 2024, we saw continued development of Accelerate Memphis projects: Activating Memphis 3.0, a robust approach to advancing public infrastructure investment. The City's commitment to these public improvements are integral pieces to help transform community anchors throughout the city.

DPD also continues to ensure development projects reflect the plan's vision through consistency reviews, on-going updates, and Unified Development Code reform. We remain committed to pursuing the plan's intended goals and objectives by steering reinvestment back into the core and existing neighborhoods, ultimately reversing the damaging pattern of sprawl.

Additionally in 2024, we welcomed new staff and began the first five-year update to the Memphis 3.0 Plan. Initiating a series of over 40 public engagement workshops from 2024-2025 allows staff to hear the community's thoughts on relevant priorities and anchors in their planning districts, discuss land use planning and the future land use map, and review how a comprehensive zoning map implements the plan's vision. The comprehensive zoning map will not only be informed by this community input but has been informed over the last five years through ongoing consistency reviews and small area planning, taking a methodical approach to thinking about how the plan influences physical development for years to come.

If you have not had a chance to engage with us on the five-year update, we encourage you to check out our website at www.Memphis3point0.com to reach out or see when we'll be near you! We look forward to continued collaboration with community members, partner organizations and stakeholders in the coming year.

PLAN OVERVIEW

Memphis 3.0, the City’s first comprehensive plan since 1981, brings forth a vision and strategic plan to support growth and reinvestment into the core city and other neighborhoods. The inception of the planning process involved a robust, multi-phase community engagement strategy engaging over 15,000 Memphians. Redeveloping and investing in and around community anchors was the strategy focus, and the Plan consists of eight goals organized by three guiding values — Memphis is a city that values land as an asset, Memphis is a city of connected communities, Memphis is a city of equity and opportunity. Objectives and measurable actions are assigned throughout 14 districts and 114 anchors.

The **Memphis 3.0 Comprehensive Plan** was adopted by the Memphis & Shelby County Land Use Control Board and the Memphis City Council in 2019.

The Plan is divided into four distinct parts that synthesize findings and recommendations.

Part One: Our Third Century

summarizes the two-year planning process with details on community engagement and outreach and discussions on past, present, and future projections needed for future growth.

Part Two: Our Framework for Change

presents the plan’s theory of change: concentration of density and investment focused in the core and neighborhood anchor areas. The land use framework and street typology guides future decisions on land use and transportation.

Part Three: Plan Elements

includes the major elements to guide public decision-making, which are comprised of the three elements – Land, Connectivity, and Opportunity. It encompasses citywide goals, objectives, and recommended actions supporting the Build Up, Not Out vision.

Part Four: District Priorities

shares the community-developed vision and priorities for each of the 14 planning districts, recommendations for land use, and implementation priorities.



[View the Memphis 3.0 Comprehensive Plan](#)

**PLAN
GOALS
AND
GUIDING
VALUES**

**Memphis is a city that
VALUES LAND AS AN ASSET.**

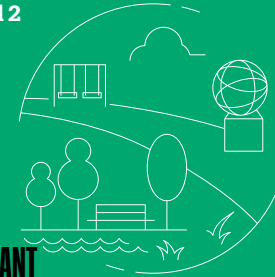
Memphis cannot continue its growth policy of the past. The City will succeed by creating compact communities where land use and density support walkable, active, and transit-served communities.

Goal 1



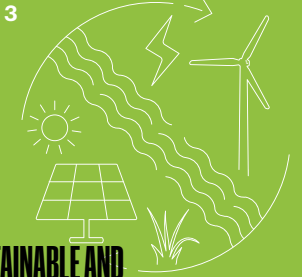
**COMPLETE, COHESIVE
COMMUNITIES**

Goal 2



**VIBRANT
CIVIC SPACES**

Goal 3



**SUSTAINABLE AND
RESILIENT COMMUNITIES**

**Memphis is a city of
CONNECTED COMMUNITIES.**

Memphis communities desire greater connectivity and access. For Memphis to thrive, it must expand residents' ability to connect to mobility options, opportunity, and one another.

Goal 4



**HIGH PERFORMING
INFRASTRUCTURE**

Goal 5

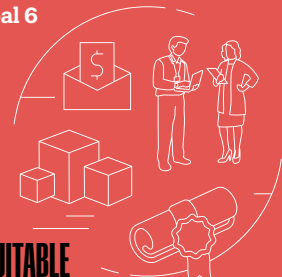


**CONNECTED CORRIDORS
AND COMMUNITIES**

**Memphis is a city of
EQUITY AND OPPORTUNITY.**

Through actions, investments, and citizen-led neighborhood interventions, historically disadvantaged communities must gain greater access to resources and opportunities to succeed and prosper.

Goal 6



**EQUITABLE
OPPORTUNITIES**

Goal 7



**PROSPEROUS AND
AFFORDABLE COMMUNITIES**

Goal 8



**ENGAGED
COMMUNITIES**



PARTNERSHIPS & PROGRESS

Local and state departments, divisions, agencies, community based organizations, small businesses, and non-profits are among the broad spectrum of the organizations the Division of Planning & Development (DPD) partners with to advance implementation of Memphis 3.0's recommendations. All developmental activities either completed or underway by different departments and agencies add new accomplishments for the City and County following the three guiding values of Memphis 3.0.

The acronyms below are used to reference departments and agency partners in the following pages.

- | | | | |
|------------|--|-------------|--|
| DPD | Division of Planning and Development | LUDS | Land Use and Development Services |
| HCD | Division of Housing and Community Development | MMDC | Memphis Medical District Collaborative |
| DMC | Downtown Memphis Commission | ITD | Information Technology Division |
| CRA | Memphis and Shelby County Community Redevelopment Agency | EDGE | Economic Development Growth Engine |
| | | MPO | Metropolitan Planning Organization |



Special thanks to :

Memphis Parks for generously allowing us to utilize five community centers during the Memphis 3.0 five-year update. A special thanks goes to the dedicated community center workers whose hard work and commitment made these events possible.

BLDG Memphis for their invaluable role as our community engagement liaison during the Memphis 3.0 five-year update & supports in arranging and facilitating the meetings.

Local Government Partners

HCD Division of Housing and Community Development
LUDS Land Use and Development Services
CRA Memphis and Shelby County Community Redevelopment Agency

SCLB Shelby County Land Bank
MATA Memphis Area Transit Authority
MPO Metropolitan Planning Organization

MEMPHIS 3.0: FIVE YEAR PLAN UPDATE

In 2024, the Memphis 3.0 team launched the comprehensive five-year update process, engaging the community to ensure the city's vision for growth reflects the evolving needs of residents. Over the course of the year, the team hosted eighteen community meetings across six planning districts, with more than 400 attendees contributing their insights. These workshops allowed the planning team to refine district priorities, update the future land use map, and gather valuable feedback on potential zoning changes. Through these conversations, the team ensured that the Memphis 3.0 plan is not just a long-term vision, but one that remains responsive to the needs of those who live, work, and play in the city. The Memphis 3.0 team collaborated with key local government offices. These partnerships, combined with input from residents, helped shape a vision that prioritizes equitable development and enhances Memphis' neighborhoods.

Nonprofit Partner List

- Heights CDC
- Friends of Gaisman Park
- SCORE CDC
- Alcy Ball CDC
- Kingdom Community Builders
- TONE Memphis
- Latrina Macon Foundation
- Raleigh CDC
- Restoration Time Family and Youth Services
- Golden Institute
- Binghampton Development Corp
- Center for Transforming Communities
- Klondike Smokey City CDC
- Valentine Evergreen Community Association
- LISC Memphis
- The Works inc.
- Black Clergy Collaborative
- 38106 Joint Agency Collaborative
- Fair Housing Council of Metropolitan Memphis
- Knowledge Quest
- Young, Gifted, and Green
- Urban Art Commission

MEMPHIS 3.0: FIVE YEAR PLAN UPDATE

Jackson Planning District



MEETING DATES:

Workshop 1: August 1st, 2024

Workshop 2: August 15th, 2024

Workshop 3: October 1st, 2024

LOCATIONS

Gaisman Community Center

KEY TAKEAWAYS:

- ✓ Reducing Neighborhood Gas Stations
- ✓ Showcasing Neighborhood Identity
- ✓ Reimagining Jackson Ave

Information regarding Jackson meeting is available at: memphis3point0.com/district-home/jackson-district

South Planning District



MEETING DATES:

Workshop 1: August 13th, 2024

Workshop 2: August 27th, 2024

Workshop 3: September 26th, 2024

LOCATIONS

Pine Hill Community Center

KEY TAKEAWAYS:

- ✓ Local Ownership of Residential and Commercial Development
- ✓ Keeping Residents in Their Homes
- ✓ Reducing/Limiting/Deintensifying Industrial Around Neighborhoods

Information regarding South meeting is available at: memphis3point0.com/district-home/south-district

MEMPHIS 3.0: FIVE YEAR PLAN UPDATE

Lamar Planning District



MEETING DATES:

Workshop 1: August 29th, 2024

Workshop 2: September 26th, 2024

Workshop 3: October 10th, 2024

LOCATIONS

Orange Mound Community Center

KEY TAKEAWAYS:

- ✓ City/County Neighborhood Service Offices
- ✓ Reimagining Lamar Ave
- ✓ Development Supporting Neighborhood Schools

Information regarding Lamar meeting is available at: memphis3point0.com/district-home/lamar-district

Raleigh Planning District



MEETING DATES:

Workshop 1: October 3rd, 2024

Workshop 2: October 12th, 2024

Workshop 3: November 14th, 2024

LOCATIONS

Raleigh Community Center

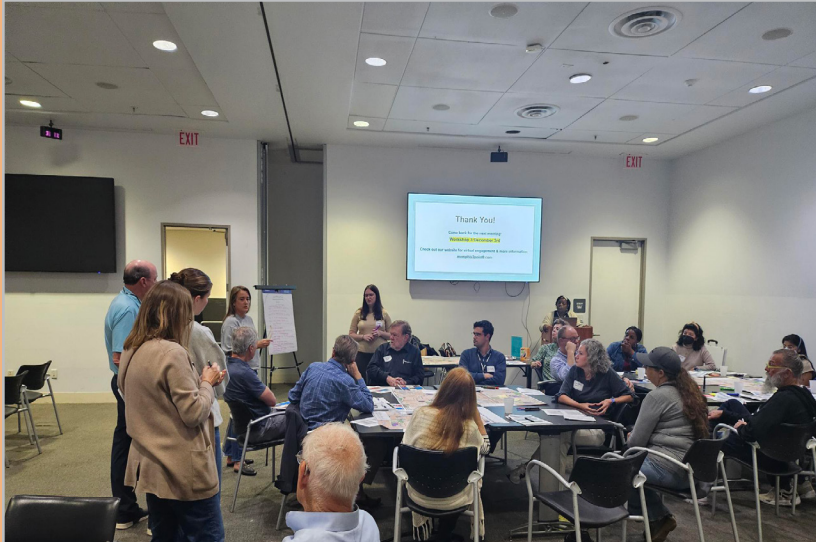
KEY TAKEAWAYS:

- ✓ Rethinking and Reusing Commercial Spaces
- ✓ Road Safety
- ✓ Neighborhood Identity

Information regarding Raleigh meeting is available at: memphis3point0.com/district-home/raleigh-district

MEMPHIS 3.0: FIVE YEAR PLAN UPDATE

University Planning District



MEETING DATES:

- Workshop 1: October 22nd, 2024
- Workshop 2: November 19th, 2024
- Workshop 3: December 3rd, 2024

LOCATIONS

- Leftwich Tennis Center
- Benjamin Hooks Library

KEY TAKEAWAYS:

- ✓ Developing the Tillman Corridor
- ✓ Connecting Neighborhoods Across Train Tracks
- ✓ Large Site Redevelopment

Information regarding University meeting is available at: memphis3point0.com/district-home/university-district

North Planning District



MEETING DATES:

- Workshop 1: October 29th, 2024
- Workshop 2: November 12th, 2024
- Workshop 3: December 12th, 2024

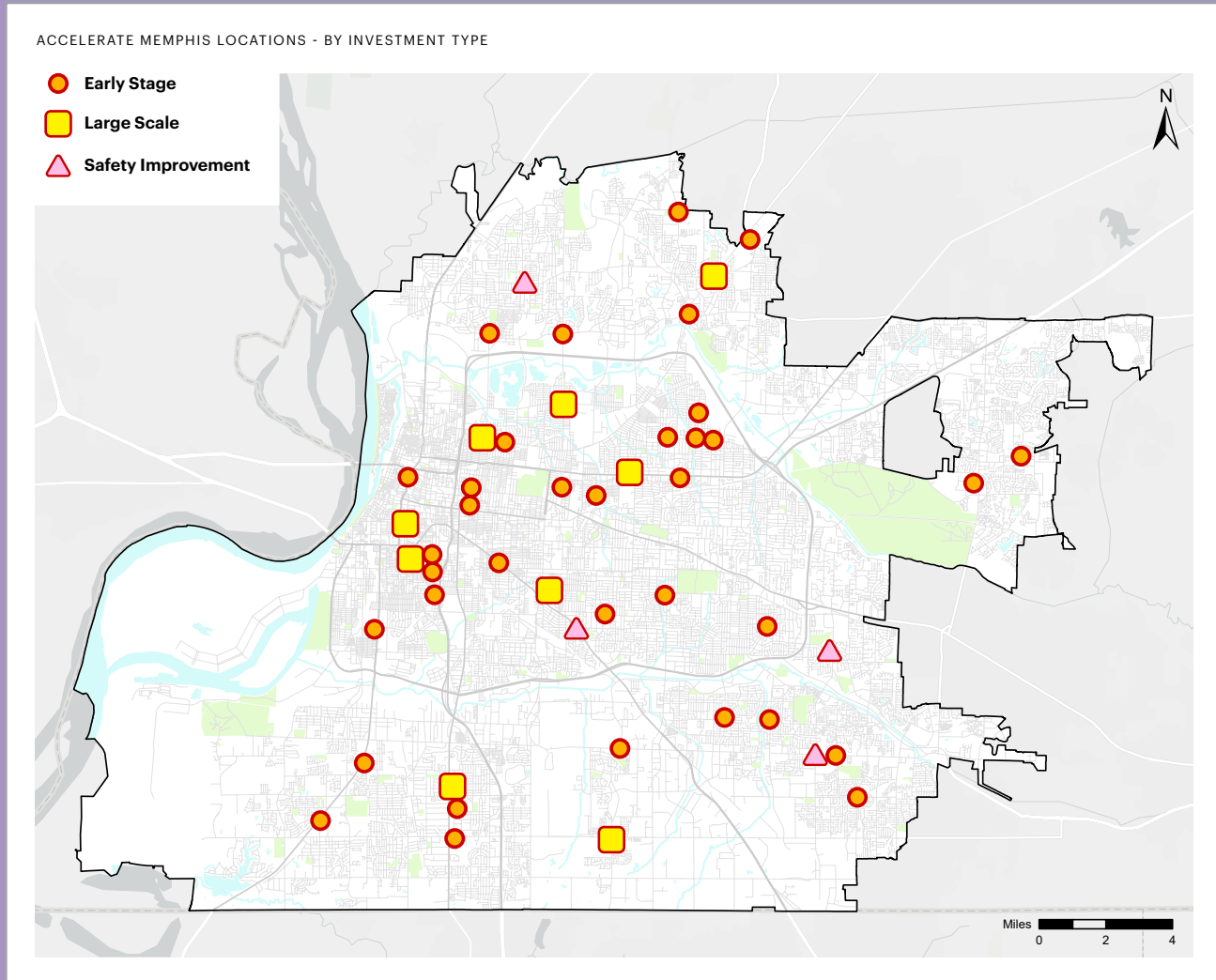
LOCATIONS

- Dave Wells Community Center

KEY TAKEAWAYS:

- ✓ Brownfield Rehabilitation
- ✓ Increasing Homeownership Opportunities
- ✓ Maintaining Cohesive Communities

Information regarding North meeting is available at: memphis3point0.com/district-home/north-district



ACCELERATE MEMPHIS

Launched in 2021 under the Strickland administration, the \$200M initiative Accelerate Memphis – Investment in Neighborhood was created to serve as a catalyst for growth throughout the City. Of the \$200M in funding, \$75M was designated to activate Memphis 3.0 plan implementation by investing in 35 anchor intersections, 9 corridors, and 4 large intersections. Throughout 2023, Comprehensive Planning finalized the design process, established construction managers, and started construction on over 50% of projects.

Activating Memphis 3.0 - \$75 million

- Implementation of large-scale public improvements identified in 9 small area plans.
- Early-stage investments at 35 anchors.
- Safety improvement at 4 intersections.
- Broadband infrastructure improvements (Managed by HCD).
- Affordable housing trust fund in Memphis 3.0 anchors (Managed by HCD)

Improving Parks - \$75 million

- Deferred maintenance at parks, community and senior centers, aquatic facilities.
- Investments in community identified improvements - parks, golf courses, new community and senior centers, green line/greenway connections and extensions.

Revitalizing Citywide Assets - \$50 million

- Repairs and renovations to AutoZone Park and FedEx Forum.
- Historic Melrose mixed use/library/senior housing development.
- Liberty Park youth sports complex.
- Mud Island River Park improvements.
- 100 N. Main remediation.
- Underpass railroad and street improvements.

ACCELERATE MEMPHIS

Activating Memphis:

Activating Memphis – Of the \$200M in funding, \$75M was designated to activate Memphis 3.0 plan implementation by investing in 35 anchor intersections, 9 corridors, and 4 large intersections. Throughout 2024, Comprehensive Planning finalized the design process, established construction managers, and started construction on over 80% of projects.



EARLY STAGE INVESTMENTS (ESI) ON KERR AVE AND GAITHER ST INCLUDED THE INSTALLATION OF CURBED AND LANDSCAPED MEDIANS AND MIDBLOCK CROSSING AND ADA ACCESSIBLE CURB RAMPS, REMOVABLE BOLLARDS AND PLANTERS FOR PEDESTRIAN SAFETY.

Large Scale Investments

- Implementation of large scale public improvements of \$4 million each identified in 9 small area plans.
- Priorities were identified by community members during the small area planning process.
- investments include pedestrian scale street lights, new sidewalks, public promenades and plazas, rainwater detention, intersection improvements, road reconfiguration and multi-modal trails.

Early Stage Investments

- A mix of 35 nurture and accelerate anchors identified in Memphis 3.0
- \$400,000 early stage investments in each anchor.
- Early stage investments include public art, new sidewalks, ADA curb ramps, traffic signalization improvements, and street lighting.

Safety Improvement of Intersections

- Four intersections identified in Memphis 3.0 are receiving critical improvements prioritizing safety.
- The improvements include intersection redesign, improved lighting, signal upgrades, crosswalk and sidewalk improvements, and ADA improvements. Each intersection exhibits a need for improvements to enhance the safety of pedestrians, cyclists, and drivers.



ACCELERATE MEMPHIS

Large Scale Investments



FOCUS AREAS


9 locations were targeted for large scale investments of \$4 million each. These investments were identified and prioritized in small area plans.

In 2022, Comprehensive Planning partnered with local design firms to turn the 2021 Small Area Plans into actionable construction plans. This phase included survey work, traffic analysis, design development, and stakeholder engagement. Construction managers were also brought on board in 2022 to ensure projects were ready for construction in 2023. By 2024, six projects were completed, and another six were underway, with completion expected in 2025.

ACCELERATE MEMPHIS IMPLEMENTATION ITEMS

- ✓ Intersection improvements
- ✓ Creation of public green space
- ✓ Pedestrian Crossing & Sidewalk improvements
- ✓ Lighting and Drainage improvements

- ✓ **Designer: Kimley-Horn, Fisher Arnold, SSR Engineering, ABES Engineering, Allen & Hoshall and Cannon & Cannon**
- ✓ **Construction Manager: Montgomery Martin Construction**

 The Large Scale Investments are available at: memphis3point0.com/about-2024

ACCELERATE MEMPHIS

Large Scale Investments Locations

Updated: February 15, 2025

Project Completed	1	Bump outs, bike lanes, RRFBS, raised crosswalks, raised intersection, signalization upgrades, landscaping	Klondike
	2	Activation of existing lakeside, creation of public promenade, pedestrian walkways, seating, lighting, drainage	Raleigh Town Center
	3	Sidewalk, landscaping pedestrian plaza, landscaped park neat promise academy, basketball court, shade structure, lighting, expansion of median along old trolley right of way	Hollywood Hyde Park
	4	Road diet, widening of existing median to create a multi-use path for walking or biking, landscaping, benches crosswalks, and curb ramps.	Heights Line
	5	Intersection Improvements, reconfigured turn lane	Macon and National
	6	RRFBs, raised crosswalks, raised intersections, bump outs, bioswales.	Soulsville (Walker West)
Active Construction	7	RRFBs, raised crosswalks, raised intersections, bump outs, bioswales.	Soulsville (Walker East)
	8	Protected Bike Lanes, road configuration, new sidewalks	Highland Heights
	9	Bump outs, curb extensions with truck aprons, signalization upgrades, improved lighting, landscaping, neighborhood signage.	Oakhaven
	10	Midblock crosswalks, RRFBS, storm drainage, dedicated bike paths and bus stops	Orange Mound
	11	Along Mississippi BLVD to the underpass, public art	South City
	12	Sidewalk Improvements, the addition of medians, pedestrian crosswalks	Whitehaven

ACCELERATE MEMPHIS

Early Stage Investments



FOCUS ANCHOR AREAS

A mix of 35 nurture and accelerate anchors

A mix of 35 nurture and accelerate anchors were identified by community feedback during the Memphis 3.0 process. Of the 35, DPD is responsible for oversight of construction at 22 sites. 16 sites were started in 2023, 7 were completed, and 12 continued construction progress into 2024. By the end of 2024, 21 of the projects were completed with the last project slated for completion in early 2025.

ACCELERATE MEMPHIS IMPLEMENTATION ITEMS

- ✓ Intersection improvements
- ✓ Creation of public green space
- ✓ Sidewalk improvements
- ✓ Pedestrian Crossing improvements

- ✓ **Designer: Kimley-Horn**
- ✓ **Construction Manager: Montgomery Martin Construction**

🔗 The Early Stage Investments are available at: memphis3point0.com/about-2024

ACCELERATE MEMPHIS

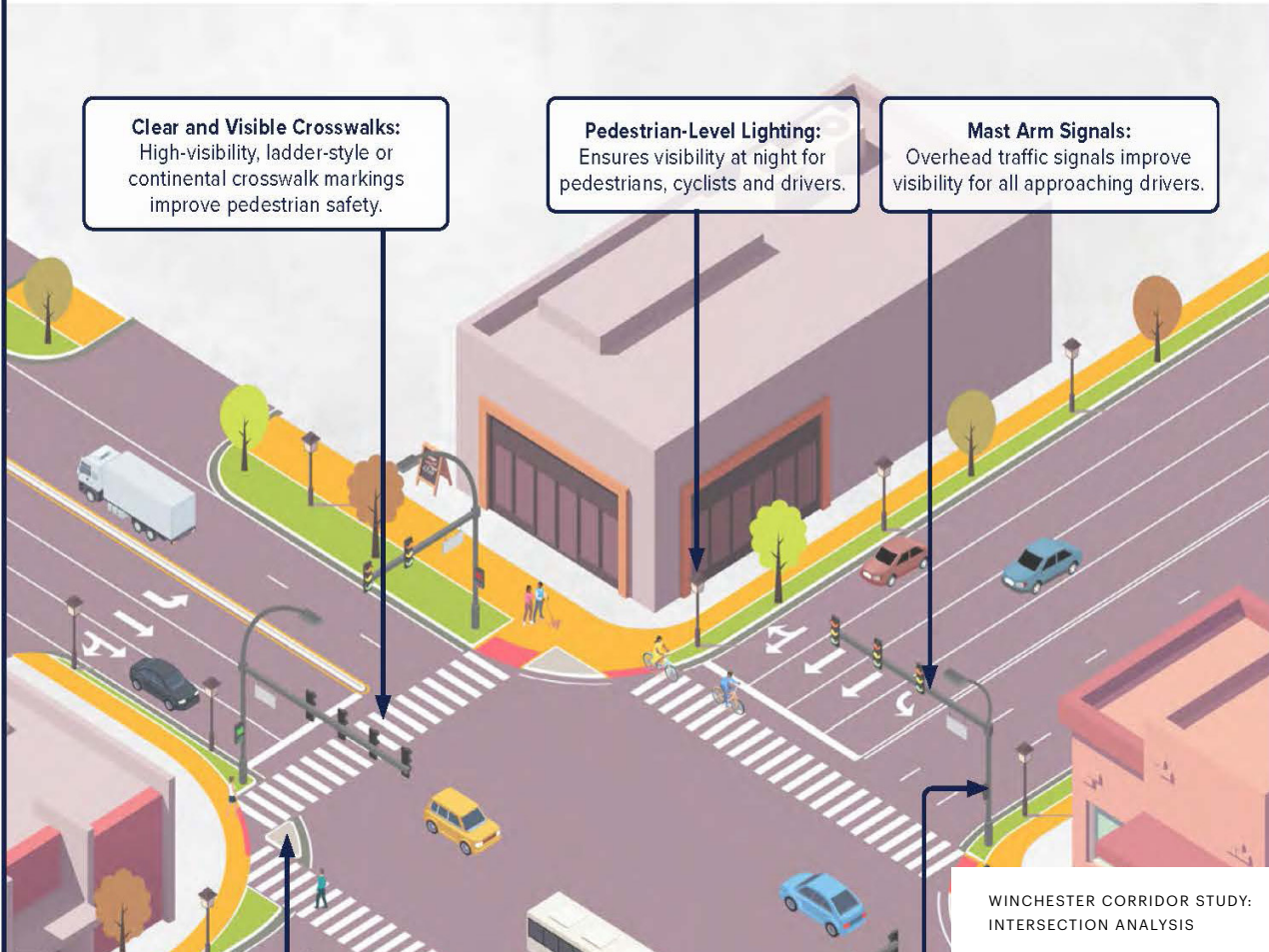
Early Stage Investments Locations

Updated: February 15, 2025

Project Completed	1	McLemore	McLemore Ave from College St to Neptune st
	2	Intersection	Delano Ave at Watkins st
	3	Intersection	North Graham St at Faxon Ave
	4	Intersection	James Rd and Rodney Baber Park
	5	Intersection	Wesley Dr at Southwest TN Community College/ Methodist South
	6	Intersection	Merton Dt and Harvard Ave
	7	Intersection	Sea Isle Rd and Vera Cruz St
	8	Intersection	Rhodes Ave at Sherwood Middle School
	9	Intersection	Wells Station Rd and Grey Rd
	10	Intersection	Macon Rd and A St in Old Cordova
	11	Intersection	Poplar Ave and Cleveland St
	12	Intersection	Raleigh-Millington Rd and Egypt Central Rd
	13	Intersection	Kerr Ave and Gaither St
	14	Intersection	Macon Rd and Berclair Rd
	15	Intersection	Macon Rd and Wells Station Rd
	16	Intersection	Poplar Ave and Alabama St
	17	Intersection	Lamar Ave and South McLean
	18	Intersection	Shelby Dr and Elvis Presley Blvd
	19	Intersection	Johnson-Hale Ave and Tillman St
	20	Intersection	Jackson Ave and N Evergreen St
	21	Intersection	Madison Ave and Montgomery St
	22	Intersection	Madison Ave and Cleveland St
Active Construction	23	Intersection	Winchester Rd and Ridgeway Rd

What Makes an Intersection High Quality?

Key Features of a High-Quality Intersection:



PLANS & PROJECTS

Outside of the five-year update, the comprehensive planning team worked on two additional projects surrounding pedestrian safety, the “Winchester Road Corridor Pilot Study” and the “Safe Streets for All- Memphis Safety Action Plan”. Both projects are ongoing and will continue into 2025.

PLAN & PROJECT

Memphis Safety Action Plan

The City of Memphis Safety Action Plan seeks to improve roadway safety by significantly reducing or eliminating roadway fatalities and serious injuries through recommendations focused on all road users, including pedestrians, bicyclists, motorists, personal conveyance and micro-mobility users, and commercial vehicle operators. The plan will meet the requirements established by the USDOT for Safe Streets and Roads for All (SS4A) Safety Action Plans.

Safety Action Plans are comprehensive strategies designed to reduce or eliminate serious injuries and fatalities on roadways by leveraging data analysis, public engagement, strategic project identification, and leadership commitment. Through a multifaceted approach, these plans aim to address various factors contributing to accidents, prioritize interventions based on data-driven insights, involve the community in decision-making processes, identify specific projects to enhance safety, and secure support from leadership to ensure effective implementation and long-term sustainability. By integrating these components, Safety Action Plans play a crucial role in improving road safety for all users.



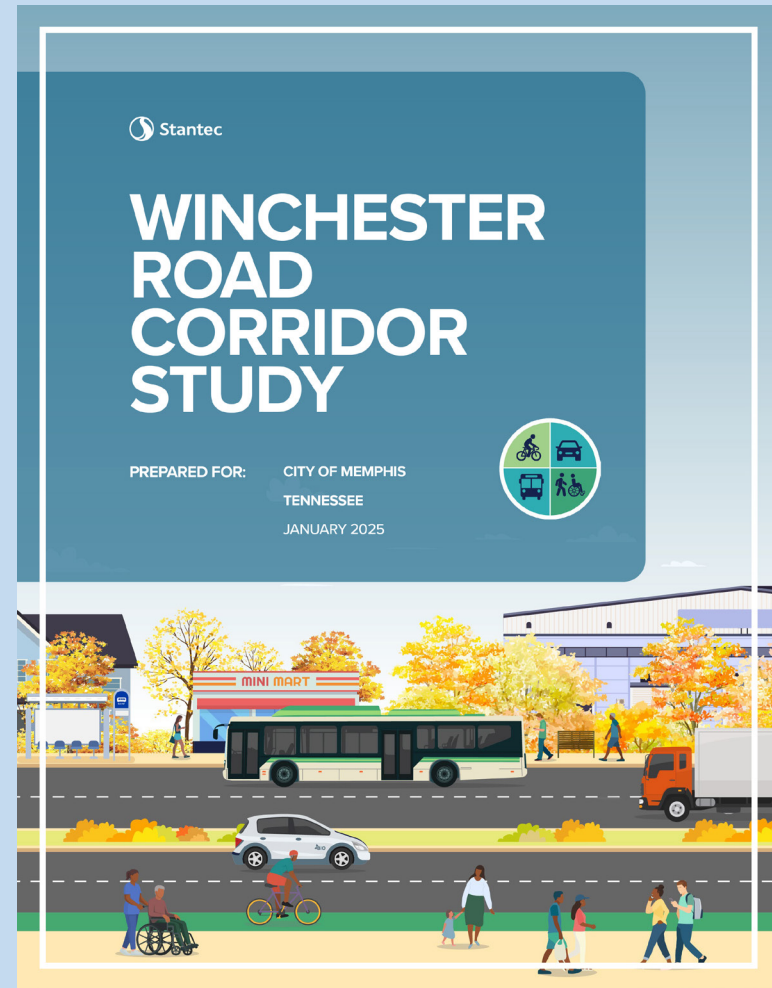
 Visit the Safety Action Plan website for more information:
memphissafetyactionplan.com/


PLAN & PROJECT

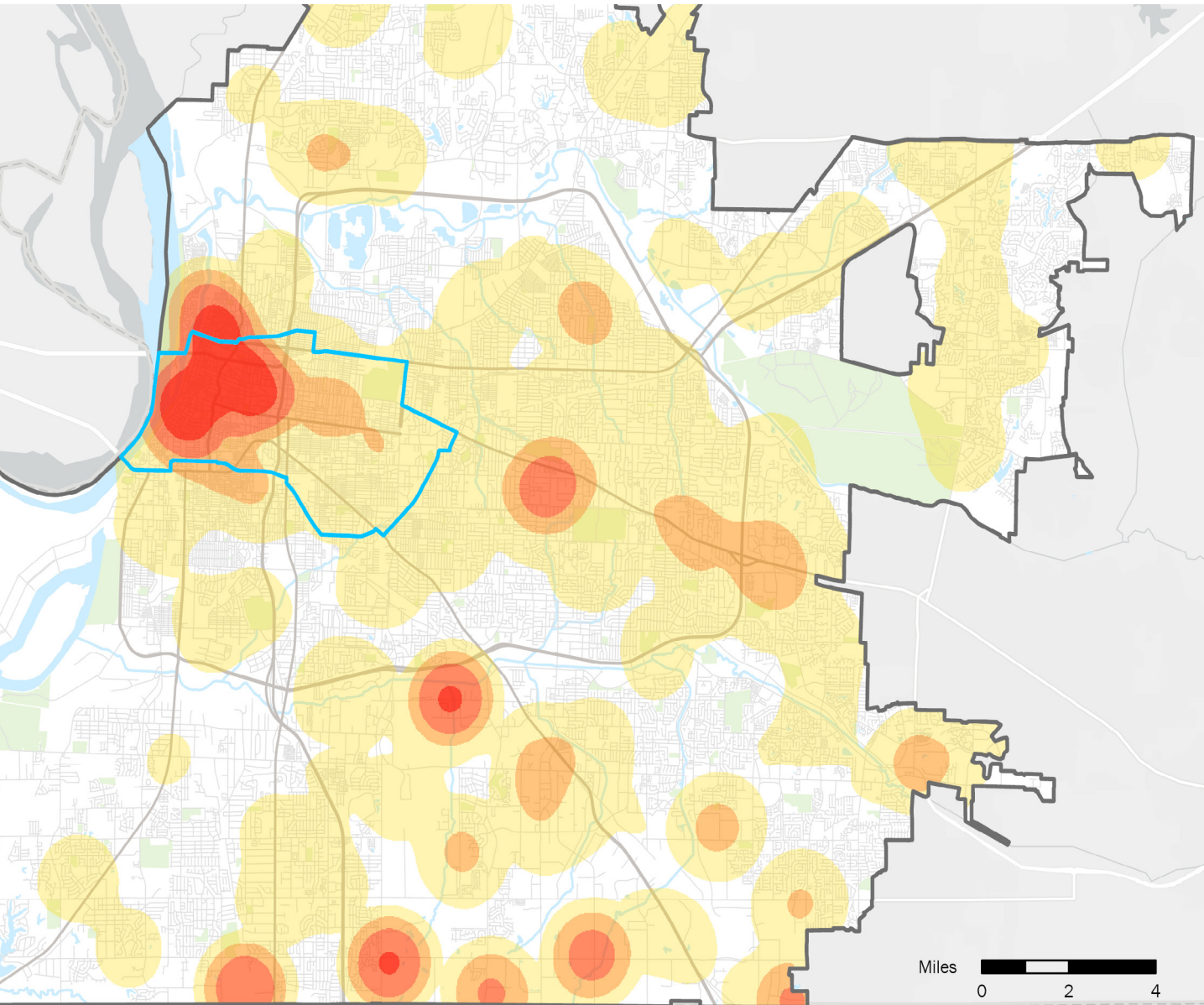
Winchester Road Corridor Pilot Study

The Memphis MPO partnering with the Tennessee Department of Transportation (TDOT) and the City of Memphis Comprehensive Planning conducted a pilot corridor study focusing on Winchester Road from Tchulahoma Road to Hacks Cross Road, which evaluated existing land use and transportation conditions as well as recommend a framework for equitable future development and defines acceptable levels of access and mobility. Priority areas of importance for the corridor are multimodal service and safety – developing a quality design that enhances user experience (whether walking, biking, or using transit).

This study emphasizes a “Complete Streets Approach,” looking at all aspects of Winchester Road to ensure that it serves all users’ needs—whether they’re driving, biking, walking, or rolling. Through detailed analyses of travel conditions for motor vehicles, bicyclists, pedestrians, transit, and other users, street connectivity, and land use and growth patterns, the study will develop a new concept design for Winchester Road that better meets everyone’s needs.



 Visit the project page for more information:
<https://memphismpo.org/plans-studies/studies/winchester-road-corridor-pilot-study>



Arkansas GIS Office, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA

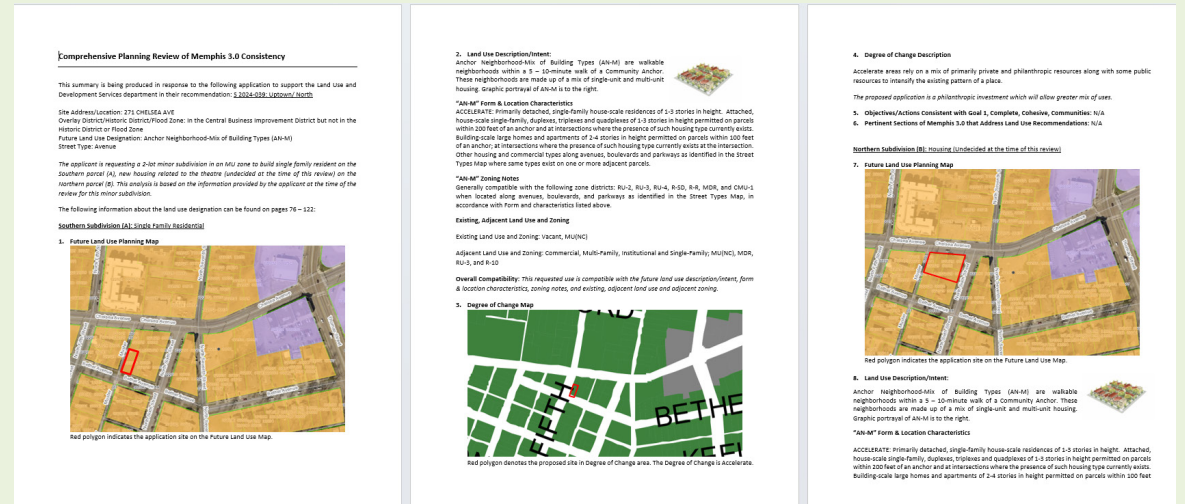
PLAN IMPLEMENTATION

To continually promote and support the implementation of Memphis 3.0, Comprehensive Planning performs several core functions: Consistency Analysis, 5-Year Plan Update, Bulding Permit Activity and Data Dashboard. These functions further the implementation of Memphis 3.0, ensuring it remains a living document.

PLAN IMPLEMENTATION

Consistency Analysis

A consistency analysis is performed by Comprehensive Planning staff for certain types of applications to the Land Use Control Board (LUCB) and Board of Adjustments (BOA). The goal of the analysis is to determine the consistency of the applicant's request with the Memphis 3.0 Comprehensive Plan. Criteria for the determination include future land use and degree of change designations and descriptions, as well as other stated goals and objectives of the 3.0 Plan. Consistency analyses are included as part of application reviews conducted by Land Use and Development Services planners and contribute to their final recommendations.



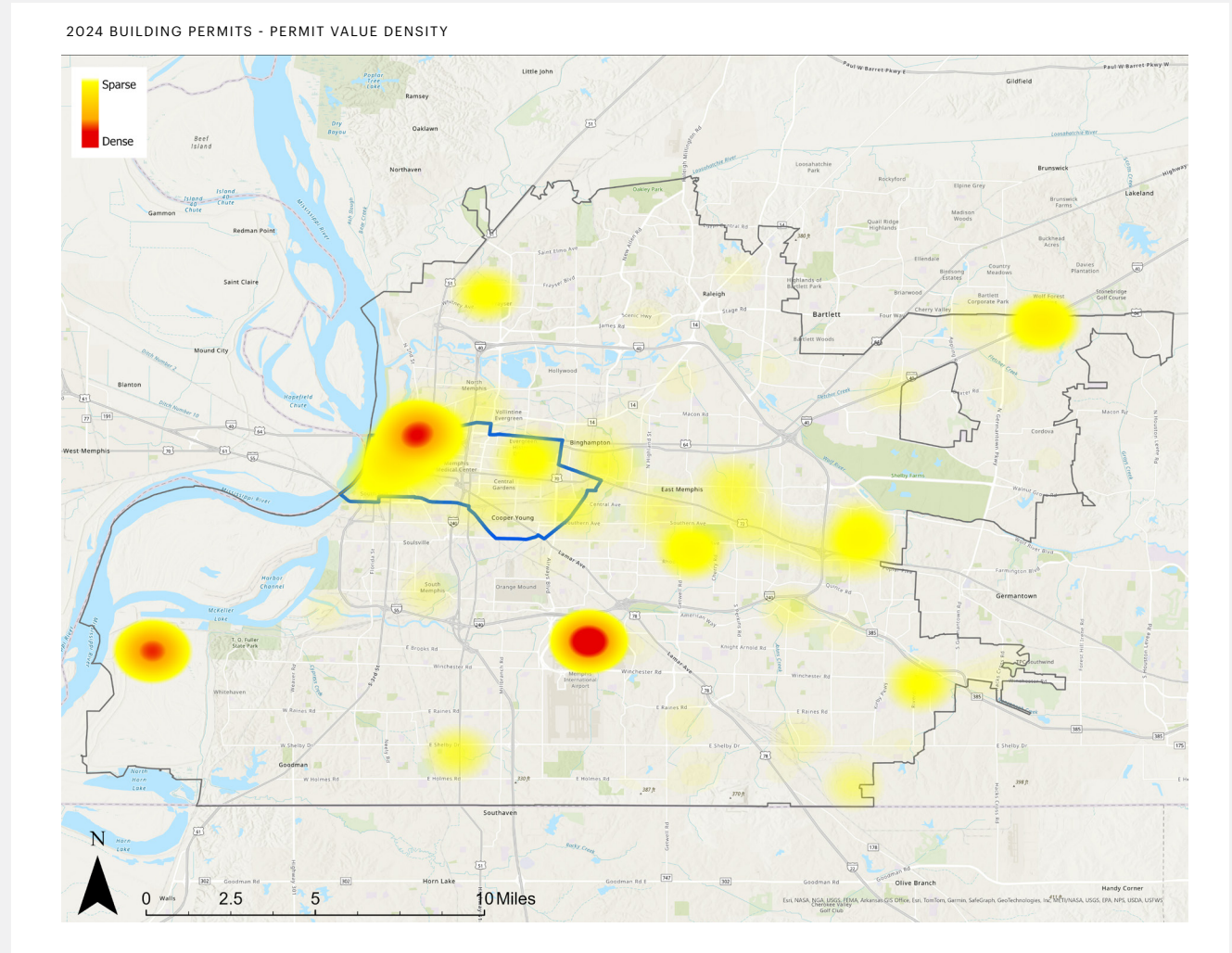
A SNAPSHOT OF THE COMPREHENSIVE PLANNING REVIEW OF MEMPHIS 3.0 CONSISTENCY ANALYSIS

PLAN IMPLEMENTATION : BUILDING PERMIT ACTIVITY

Building Permit Activity

Comprehensive Planning uses building permit data as one indicator in measuring the success of Memphis 3.0.

A building permit is filed with the Division of Planning and Development any time a new building is constructed or an existing building is altered or receives an addition. These permits are mapped and analyzed to understand the types, dollar values, and locations of construction activity relative to Memphis 3.0 anchors, planning districts, and City Council districts. As we continue to track and analyze building permit activity, we will gain a deeper understanding of the effect Memphis 3.0 has on development across the city.



▲ The **Core City** planning district (outlined in blue) had the highest concentration of building permit value in 2024 with **\$26.3 million per square mile**

PLAN IMPLEMENTATIO : BUILDING PERMIT ACTIVITY

Memphis 3.0 Anchors / Degree of Change

BUILDING PERMITS IN MEMPHIS 3.0 ANCHOR AREAS — BY DEGREE OF CHANGE

MEMPHIS 3.0 ANCHORS	NURTURE	ACCELERATE	SUSTAIN	TOTAL
2023	\$77,335,911	\$832,906,446	\$71,808,777	\$982,051,134
2024	\$113,366,805	\$566,392,629	\$91,975,503	\$771,734,937
Pct. Change	46.6%	-32.0%	28.1%	-21.4%

\$210M Decrease in building permit value in accelerate areas from 2023 to 2024

BUILDING PERMITS IN MEMPHIS 3.0 ANCHOR AREAS — YEAR-TO-YEAR

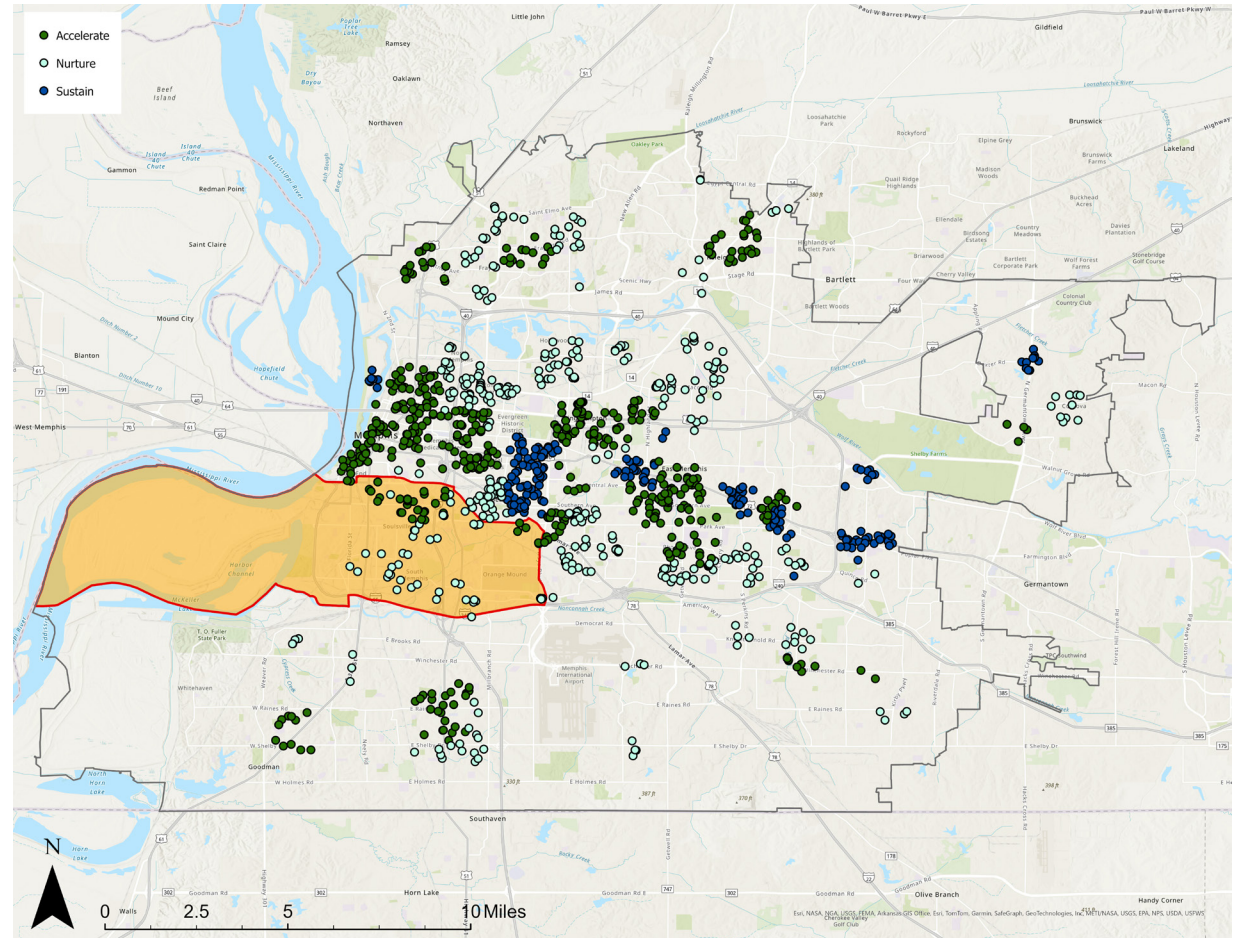
PERMITS	2019	2020	2021	2022	2023	2023
Number	734	707	1,402	1,506	1,712	1,240
Value (\$)	\$766,642,045	\$442,332,539	\$744,119,297	\$662,540,766	\$982,051,134	\$771,734,937

27.6% Decrease in number of anchor area building permits from 2023 to 2024

BUILDING PERMITS IN MEMPHIS 3.0 ANCHOR AREAS — BY PLANNING DISTRICT

PLANNING DISTRICT	TOTAL	PLANNING DISTRICT	TOTAL
Cordova	\$ 6,594,738	Oakhaven	\$ 3,299,148
Core	\$ 488,827,216	Raleigh	\$ 6,986,911
East	\$ 36,249,669	South	\$ 23,109,151
Frayser	\$ 36,949,338	Southeast	\$ 298,898
Jackson	\$ 13,345,211	University	\$ 98,579,675
Lamar	\$ 5,504,383	Westwood	\$ 1,126,814
North	\$ 28,068,894	Whitehaven	\$ 22,794,892

2023 BUILDING PERMITS - BY DEGREE OF CHANGE



▲ The **South** planning district (outlined in orange) had a significant increase in building permit value within its anchor neighborhoods from \$13 million in 2023 to **\$23 million** in 2024.

PLAN IMPLEMENTATION : BUILDING PERMIT ACTIVITY

Citywide

BUILDING PERMITS CITYWIDE — BY CONSTRUCTION TYPE

CITYWIDE	NEW CONSTRUCTION	ADDITION	ALTERATION	TOTAL
2023	\$822,843,168	\$132,658,212	\$638,011,976	\$1,593,513,356
2024	\$918,119,881	\$73,110,033	\$707,657,990	\$1,698,887,904
Pct. Change	+10.4%	-81.5%	+9.8%	+6.2%

52% Proportion of permit value that went towards new construction in 2024

BUILDING PERMITS CITYWIDE — YEAR-TO-YEAR

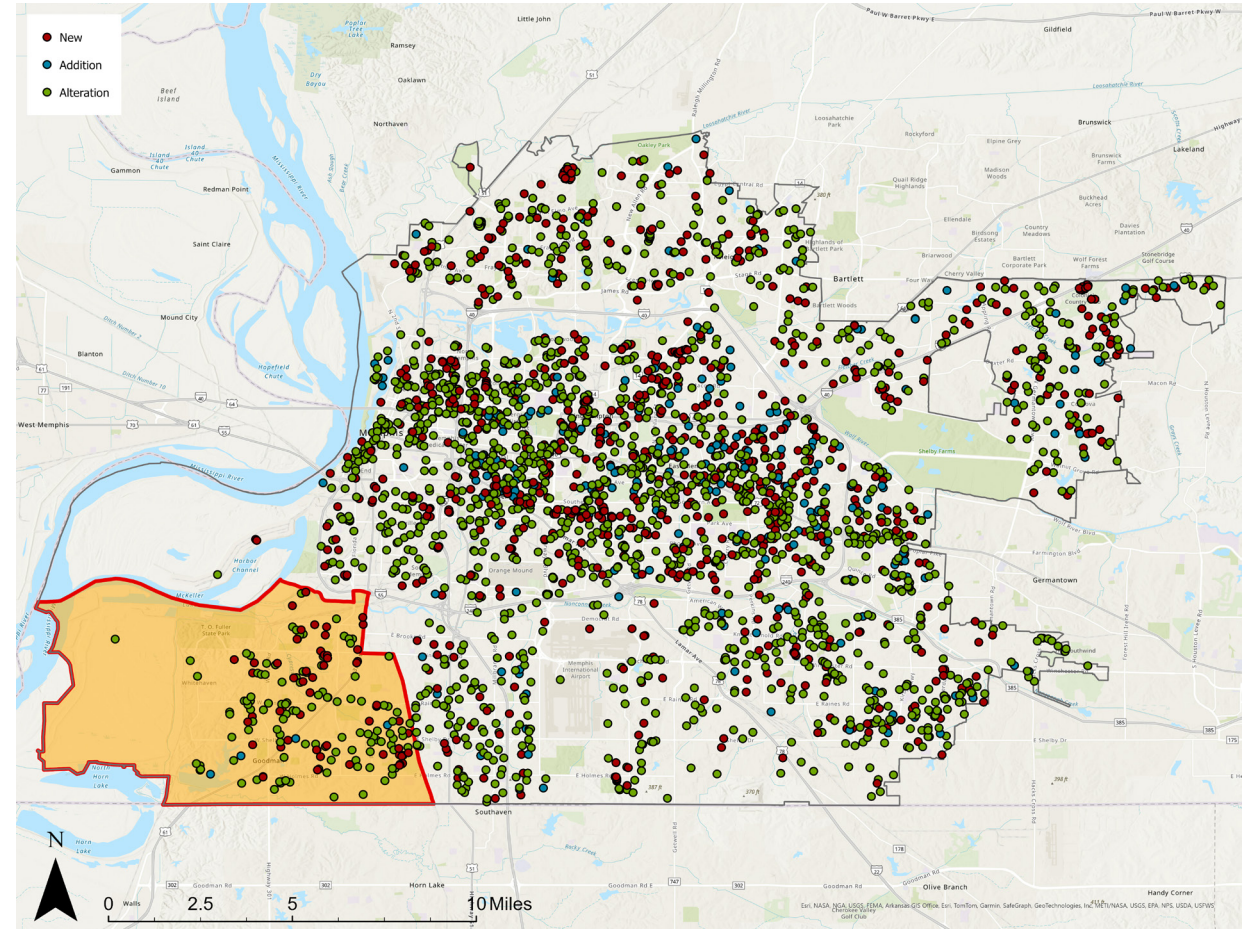
CITYWIDE PERMITS	2019	2020	2021	2022	2023	2024*
Number	1,659	1,620	3,411	3,552	4,108	4,597
Value (\$)	\$1,084,937,260	\$1,137,583,120	\$1,701,699,620	\$1,418,438,797	\$1,593,513,356	\$1,698,887,904

\$105M Increase in number of building permits from 2023 to 2024.

BUILDING PERMITS CITYWIDE — BY PLANNING DISTRICT

PLANNING DISTRICT	TOTAL	PLANNING DISTRICT	TOTAL
Cordova	\$121,539,296	Oakhaven	\$441,038,283
Core	\$507,576,029	Raleigh	\$28,967,910
East	\$108,396,039	South	\$33,853,433
Frayser	\$44,313,735	Southeast	\$47,513,883
Jackson	\$19,311,397	University	\$137,396,523
Lamar	\$7,321,069	Westwood	\$276,935,975
North	\$40,744,656	Whitehaven	\$33,702,963

2024 BUILDING PERMITS - BY CONSTRUCTION TYPE




▲ The **Westwood** planning district (outlined in orange) had seen a significant increase in building permit value from \$22 million in 2023 to **\$276 million** in 2024.

PLAN IMPLEMENTATION

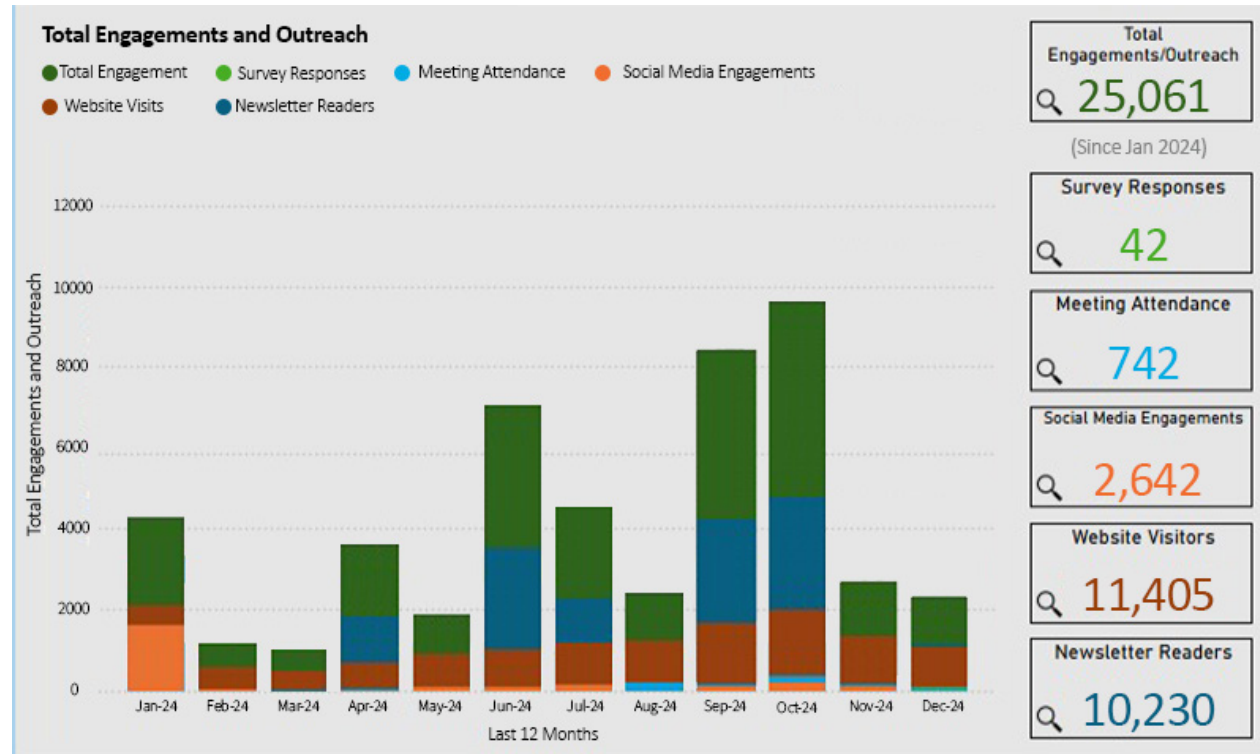
Data Dashboard

The Memphis 3.0 website now includes a Data Dashboard that tracks multiple metrics related to the ongoing implementation of the comprehensive plan using up-to-date measurements and visualization tools. The dashboard currently tracks the Comprehensive Planning Department’s public engagement, consistency analyses, comprehensive rezonings, and future land use planning efforts.

The public engagement & outreach visualization provides information on the methods and number of people engaged by the Comprehensive Planning Department. The consistency analyses visualization measures the number of development applications reviewed by Comprehensive Planning staff and their consistency with the comprehensive plan. The comprehensive rezonings dashboard measures the number of parcels that have been rezoned to be more compatible with the land use goals of the comprehensive plan. Lastly, the future land use planning dashboard provides information on the total land area and zoning compatibility of each of the future land uses contained in the comprehensive plan.

 Visit the project page for more information: www.memphis3point0.com/datadashboard

DATA DASHBOARD - CONSISTENCY ANALYSIS



▲ Consistency analyses visualization measures the number of development applications reviewed by Comprehensive Planning staff and their consistency with the comprehensive plan.

PROGRESS HIGHLIGHTS

Comprehensive Planning continuously strives to increase community engagement and reach a broader audience. In 2024, our staff worked towards this goal by embracing innovative outreach strategies and participating in planning workshops, educational training, and webinars.



COMMUNITY

◀ Ran Planning facilitation workshops with **BLDG Memphis, University of Memphis, and Community Members.**

Attended the **NACTO Conference** in May in Denver.



SOURCE: CNU

Were awarded the **Safe Streets for All (SS4A)** grant for the redesign of the Lamar, Kimball & Pendelton intersection.

Attended the **National Planning Conference 2024** in Minneapolis. ▼



SOURCE: TAPA CONFERENCE

Served as a Member of the Division of Housing and Community Development's **Orange Mound Land Trust** Advisory Committee

Served as a member of the Division of Engineering's **Pedestrian Advocacy Council.**



SOURCE: TAPA CONFERENCE

◀ Collaborated with **Commute Options Memphis** on pedestrian safety awareness engagement.

Partnered with the **University of Memphis** Planning Department to offer a Practice Course

Began hosting **Community Office Hours.**

THANK YOU

We've wrapped up another incredible year at the Office of Comprehensive Planning and made positive progress towards implementing Memphis 3.0. This report highlights our accomplishments - which is also a testament to our commitment to enhancing City's thriving environment through the planning and execution of projects. As we look back at our 2024 highlights, we can't help but be excited about what 2025 has in store! Thank you, Memphis, for being a part of our journey. Here's to 2025!

CONTACT US

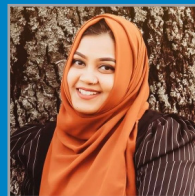
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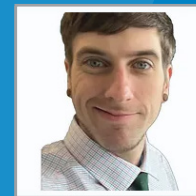


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For questions, comments or recommendations, please email any team member, post on the Memphis 3.0 Facebook or Instagram page.



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Individuals and/or organizations seeking a printed copy of the Memphis 3.0 Comprehensive Plan may email christina.edingborough@memphistn.gov for a free copy.