

South District Workshop 2 Summary: August 27th

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 9-10)

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 South District Workshop 2 meeting.

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Elvis Presley and Alcy

Land Use	What We Heard (Community Feedback)	What We Think (Staff Analysis)
<p>Community- Neighborhood Primarily Single- Unit</p> <p>Future: Primarily Single-Unit Neighborhoods (NS): Residential neighborhoods consisting primarily of single-unit houses located more than half a mile from any anchor destination.</p> <p>Existing: Primarily single Unit neighborhood with some commercial along Elvis Presley and vacancies west of Warren Street</p>	<p>Neighbors expressed concern over the impact that an anchor neighborhood designation would have on the existing single-family housing.</p> <p>Community members were also very concerned that the anchor neighborhood single-unit did not fit well with, Prospect Park the older established single family neighborhood on the West of Interstate 240,</p> <p><i>*After Workshop one we asked if Elvis Presley and Alcy should be an anchor. If it is not an anchor, then there is no anchor neighborhood, and this becomes a primarily single unit designation which should work better for what the community wants to see we will need follow up conversations with the community to see if this is the right designation.</i></p>	<p>Zoning should reflect the character of a primarily single unit neighborhood with the potential for infill</p>
<p>Corridor- Low Intensity Commercial & Services</p> <p>Future: Low Intensity Commercial & Services (CSL): Low-rise, auto-oriented commercial areas with house- or block-scale buildings, providing neighborhood-supporting retail and services.</p> <p>Existing: High intensity Commercial Businesses including car service and hotels</p>	<p>Community members want a strong line between the commercial services on Elvis Presley and the Surrounding neighborhoods. They want for future commercial services to be lower intensity than they are right now.</p>	<p>Zoning should reflect a move away from high intensity commercial uses.</p>

Kansas and Crump

Land Use	What We Heard (Community Feedback)	What We Think (Staff Analysis)
<p>Corridor- Commercial Services Low (Gateway)</p> <p>Future: Low Intensity Commercial & Services (CSL): Low-rise, auto-oriented commercial areas with house- or block-scale buildings, providing neighborhood-supporting retail and services.</p> <p>Existing: Historic and new Multifamily buildings some light industrial uses and some light commercial uses</p>	<p>Community members identified this as a community gateway as it is the exit off I-55 into South Memphis</p>	<p>Zoning should support the multifamily housing and commercial uses that area around the area.</p>

South Parkway and Florida

Land Use	What We Heard (Community Feedback)	What We Think (Staff Analysis)
<p>Corridor- Commercial Services Low (Gateway)</p> <p>Future: Low Intensity Commercial & Services (CSL): Low-rise, auto-oriented commercial areas with house- or block-scale buildings, providing neighborhood-supporting retail and services.</p> <p>Gateway- The primary entry corridor into a place</p> <p>Existing: Commercial Services in a residential Community that has a lot of vacant lots</p>	<p>This was identified as an important place in workshop 2 but community members felt like it was not an anchor just a place of importance. Specifically, the presence of the Funeral Home</p>	<p>Zoning should reflect the desire for infill, and the community scale commercial uses.</p>

AB Hill Elementary School

Land Use	What We Heard (Community Feedback)	What We Think (Staff Analysis)
<p>Parks and Civic Space-</p> <p>Future: Public & Quasi-Public Buildings & Uses (PQP): Civic buildings, schools, religious institutions, and community facilities that contribute to the civic space framework.</p> <p>Existing: A school building surrounded by a primarily single-family neighborhood with a lot of vacancy</p>	<p>Community members wanted to highlight the school as an important place and encourage development in all the vacant lots surrounding the school to support the school and its attendance</p>	<p>Zoning should support the area surrounding the school with infill development</p>

South Bellevue and East McLemore

Land Use	What We Heard (Community Feedback)	What We Think (Staff Analysis)
<p>Corridor- Commercial Services Low</p> <p>Future: Low Intensity Commercial & Services (CSL): Low-rise, auto-oriented commercial areas with house- or block-scale buildings, providing neighborhood-supporting retail and services.</p> <p>Existing: Commercial Corridor that bookend two single family residential communities that have vacancies</p>	<p>Community members want to see a mix of building types to encourage new developments.</p>	<p>Zoning should reflect the desire for infill development. Limiting high intensity uses on South Bellevue</p>

Danny Thomas and Crump

Land Use	What We Heard (Community Feedback)	What We Think (Staff Analysis)
<p>Anchor Neighborhood- Mix of Building Types</p> <p>Future: 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.</p> <p>Existing: High intensity Commercial Uses, Light industrial uses. There is a railroad to the North and a Elementary school to the south. It is also located near Booker T. Washington High</p>	<p>Community members recommended the Metro shopping plaza as a place of importance. They also expressed concern about the number of vacancies that are in the area</p>	<p>Zoning should encourage a mix of build types to the south of Crump to stop industrial uses from moving closer to the neighborhood. It should also encourage healthy commercial uses and promote residential infill.</p>

Airways and Ketchum

Land Use	What We Heard (Community Feedback)	What We Think (Staff Analysis)
<p>Corridor- Commercial Services Low (Gateway)</p> <p>Future: Low Intensity Commercial & Services (CSL): Low-rise, auto-oriented commercial areas with house- or block-scale buildings, providing neighborhood-supporting retail and services.</p> <p>Gateway- The primary entry corridor into a place</p> <p>Existing: Commercial Services in a residential Community that has a lot of vacant lots</p>	<p>Community members expressed that they did not feel as if this is an anchor and did not want to promote people walking on Airways BLVD. Later community members in the Lamar Workshop shared the same sentiment and felt as if the area should be a gateway for people coming from the interstate.</p>	<p>Zoning should reflect that this area is a gateway. It should tie the airport to the City of Memphis.</p>

Mississippi and Walker

Land Use	What We Heard (Community Feedback)	What We Think (Staff Analysis)
<p>Anchor Neighborhood – Mix of Building Types (AN-M):</p> <p>Future: Anchor Neighborhood Mix of Building Types: 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.</p> <p>Existing: Neighborhood Scale Commercial Buildings surrounded by primarily single family neighborhood with a large amount of vacancies.</p>	<p>Community members want to expand the anchor neighborhood mix of building types designation surrounding this anchor to encourage infill development</p>	<p>Zoning should promote residential infill development specifically around Walker Avenue</p>

West Mallory Ave and Riverport Ave

Land Use	What We Heard (Community Feedback)	What We Think (Staff Analysis)
<p>Special Uses- Industrial Flex</p> <p>Future: Industrial Flex (IF): Lower-intensity industrial areas with mixed-use potential, compatible with nearby neighborhoods and suitable for light manufacturing and services.</p> <p>Existing: Some High Intensity Commercial but primarily Industrial uses. Some Heavy Industrial and Some lighter industrial Uses surrounded by a neighborhood to the North.</p>	<p>Community members were pleased with the change to lower the heavy industrial uses that face West Mallory to Industrial Flex from industrial.</p> <p>See Workshop 1 Notes for Rational</p>	<p>Zoning should set a barrier between the heavier industrial uses and the residential neighborhood to the North of West Mallory.</p>

Pinehill Community Center and Golf Course

Land Use	What We Heard (Community Feedback)	What We Think (Staff Analysis)
<p>Parks and Civic Places-</p> <p>Future: Parks & Recreational Facilities (PR): Public parks and active recreation facilities managed by government agencies or nonprofits, providing active and passive recreation opportunities.</p> <p>Existing: A larger community greenspace surrounded by primarily single-family neighborhood</p>	<p>Community members highlighted that this is the most stable neighborhood in this area. Residents want to see more programs aimed at helping long term residents, Residents frustrated over lack of Communication with the city and want to see better Walkability around parks</p>	<p>Zoning should reflect a vibrant community and maintain the neighborhood character.</p> <p><i>For Community Action See South Workshop 1 Notes.</i></p>

Third and Crump

Land Use	What We Heard (Community Feedback)	What We Think (Staff Analysis)
<p>Anchor-Neighborhood Mix of Building Types</p> <p>Future: 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.</p> <p>Existing: Commercial properties surrounded by light industrial uses to the North and a primarily single-family neighborhood to the South. The neighborhood has a lot of vacancies</p>	<p>Community members brought up the areas north of West McLemore and south of Crump, residents prefer a return to the previous mix of building types, like the Crump and Third Anchor. Additionally, they believe the parcels on either side of E.H. Crump should feature mixed-use developments, given the area's significance as an entry point to the city via I-55.</p>	<p>Zoning should limit new industrial uses from moving into the residential area. Zoning should promote a mix of building types.</p>

McLemore and Latham

Land Use	What We Heard (Community Feedback)	What We Think (Staff Analysis)
<p>Anchor Neighborhood Mainstreet</p> <p>Future: 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.</p> <p>Existing: Vacant and active Commercial Uses. Building brought close to the street.</p>	<p>Community members want to see an Anchor Neighborhood Mainstreet from Latham to South third Street. Residents believe that the areas existing business could be helpful for developing diverse housing options here.</p>	<p>Zoning should encourage diverse housing types as well as strong commercial development.</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.