



LAND USE CATEGORIES GUIDE





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DEFINITIONS


Land Use Categories. “Land use” is a term that is used to describe the different purposes land may be used for. This includes both economic and cultural uses of land. The land uses have been divided into communities, community anchors, citywide anchors, corridors, parks and civic space, special use areas/employment areas. Each land use is described in detail on the following pages.

Anchors. Anchors are the places where communities do things together. In some cases, they are places where Memphians from across the City gather to work, shop, learn, play, and celebrate. In others, anchors might serve primarily the people who live nearby. Anchors were selected through resident input during the initial planning phase for Memphis 3.0 during 2016 - 2018.

Degree of Change. The way a community changes depends on the cumulative impact of many individual changes. Over the course of several years, many small changes can have as much of a transformative impact as a single large change.

Nurture.  Represented on an anchor map by a teal color. Nurturing actions provide stability in places that have experienced decline or where there is not sufficient market activity to drive change. Investments by the City and philanthropies will support incremental change to improve the lives of existing residents and promote additional future investment.

Accelerate.  Represented on an anchor map by a dark green color. Accelerating actions encourage early stage and beneficial change that is underway, but requires additional support to realize its full potential. A mix of investments by the City, philanthropies, and the private sector drive transformative change to realize the community’s vision for a place.

Sustain.  Represented on an anchor map by a dark blue color. Sustaining actions support existing character. Infill development should improve the built form and enhance multi-modal transportation options. Investments primarily by the private sector will support steady market growth for community stability.

See our website for more information and complete urban planning glossary.



Housing/Building Types

Residential



Accessory Dwelling Unit
Evergreen Neighborhood



Single-Family Detached
Westwood Neighborhood



Single-Family Detached
Mud Island Neighborhood



Single Family - Duplex
Avalon Neighborhood



Single Family - Triplex
Uptown Neighborhood



Single Family - Quadplex
Midtown Neighborhood



Cottage Court
Uptown Neighborhood



Pocket Neighborhood



Multi Family - Apartments
Medical District

Mixed Use: Residential/Commercial



Neighborhood scale
retail/cafe
CxffeeBlack, Highland Heights



Live/Work
Uptown Neighborhood



Block Scale Residential
Ground Floor Retail
The Citizen, Midtown



Land Use Categories

Anchor
Neighborhood:
Primarily Single Unit

Map Color:



Abbreviation:

AN-S



Form & Location Characteristics

Existing: Nurture/Sustain

- Primarily detached, single family homes.
- Attached single family homes along avenues, boulevards, and parkways
- Height: 1-3 stories.

Proposed: Nurture/Sustain

- Nurture/Sustain combined
- Attached or detached ADUs permitted within .5 miles of an anchor

Existing: Accelerate

- Primarily single family detached homes.
- Attached single family, duplexes, triplexes, and quadplexes along aves, blvds, and pkwys.
- Height: 1-3 stories.

Proposed: Accelerate

- Attached or detached ADUs
- Small cottage courts
- Neighborhood scale retail/cafe
- Within .5 miles of an anchor



Land Use Categories

Anchor
Neighborhood:
Mix of Building Types

Map Color:



Abbreviation:

AN-M



Form & Location Characteristics

Existing: Nurture/Sustain

- Primarily detached, single family homes.
- Attached single family homes, duplexes, triplexes, quadplexes along avenues, boulevards, and parkways, or at intersections of similar
- Other Commercial and housing types along blvds, pkwys, aves. Height: 1-3 stories.

Proposed: Nurture/Sustain

- 1 to 6 units in a single building or separate
- Attached or detached ADUs, cottage courts, pocket neighborhood within .5mi of anchor

Existing: Accelerate

- Primarily single family detached homes 1-3 stories in height.
- Attached house scale single family, duplexes, triplexes, and quadplexes 1-3 stories along aves, blvds, pkwys.
- Building-scale large homes and apartments of 2-4 stories.
- Other Commercial and housing types along blvds, pkwys, aves.

Proposed: Accelerate

- 1 to 6 units in a single building or separate with attached or detached ADUs, within .5mi of anchor
- Townhomes multiplex, live/work
- Within 1/2 mi of anchors



Land Use Categories

Anchor
Neighborhood:
Urban

Map Color:



Abbreviation:

AN-U



Form & Location Characteristics

Existing: Nurture/Sustain/Accelerate

- Buildings attached, semi-detached, and detached
- Primarily block-scale with some house-scale
- Residential, commercial, or mix of uses
- Primarily within 1/4 mile of a Citywide Anchor
- Height: 1-8 stories, occasional high-rise

Proposed: Nurture/Sustain/Accelerate

- No proposed changes.



Land Use Categories

Primarily Single-Unit Neighborhood

Map Color:



Abbreviation:

NS



Form & Location Characteristics

Existing:

- Primarily detached;
- House scale buildings;
- Primarily residential;
- 1-3 stories;
- Beyond 1/2 mile from an Anchor

Proposed:

- Primarily residential
- The major types of new housing development will be limited to single family houses, accessory dwelling units (ADU), and duplexes or two family on corners.



Land Use Categories

Primarily Multifamily Neighborhood

Map Color:



Abbreviation:

NM



Form & Location Characteristics

Existing:

- Attached, semi-detached, and detached
- House-scale and some block-scale buildings
- Primarily residential with mixed use encouraged along aves, blvds and pkwys
- 1-3+ stories height
- Beyond 1/2 mile from an Anchor

Proposed:

- Limited Commercial along aves, blvds, pkwys.
- 3-6 stories height.
- Urban-scale but transitions in lower-scale residential zones.
- A diverse range of multi-dwelling structures, garden apartments, apartment complexes, condominiums, fourplexes and townhouses.



Land Use Categories

Anchor - Neighborhood Crossing

Map Color:



Abbreviation:

A-NC



Form & Location Characteristics

Existing: Nurture/Sustain/Accelerate

- Primarily detached, single-family residences and commercial and institutional uses.
- Attached single-family, duplexes, triplexes, quadplexes and large homes including those with active ground floor commercial uses (including live/work) permitted.
- 1-3 stories height
- House-scale.

Proposed: Nurture/Sustain/Accelerate

- No proposed changes.



Land Use Categories

Anchor - Neighborhood Main Street

Map Color:



Abbreviation:

A-NMS



Form & Location Characteristics

Existing: Nurture/Sustain/Accelerate

- Medium to large sized centers through a district where a vertical mix of uses and activities is present or appropriate as a higher-intensity anchor for a surrounding urban neighborhood commercial and institutional uses.
- Height: 1-5 stories.
- Scales: house-scale and block-scale.
- Detached and attached single family, duplexes, triplexes, quadplexes, large homes and apartments, including those with active ground floor commercial uses (including live/work) along.

Proposed: Nurture/Sustain/Accelerate

- Medium-sized centers along a main street where a predominantly horizontal mix of uses and activities is present or appropriate as a moderate-intensity anchor for a surrounding neighborhood.
- Introducing "Main Street – 1" (MS-1): A low-rise mixed-use zone.
- Proposed height: 3 to 5 stories.
- 0' minimum side setbacks and shallow front setbacks.
- Live/Work and Upper-Story Residential.



Low-rise mixed-use zone : Broad
Avenue



Low-rise mixed-use zone :
Overton Square



Low-rise mixed-use zone :
Cooper Young



Land Use Categories

Anchor - Urban Main Street

Map Color:



Abbreviation:

A-UMS



Form & Location Characteristics

Existing: Nurture/Sustain/Accelerate

- Buildings primarily attached
- Block-scale buildings, several blocks of extent
- Mix of uses
- Height: 1-7 stories height

Proposed: Nurture/Sustain/Accelerate

- Introducing "Main Street – 2" (MS-2) : A mid-rise mixed-use zone
- Height: 5 to 7 stories
- 0' minimum side setbacks and shallow front setbacks.



Mid-rise Mixed use zone : Highland Row



Land Use Categories

Anchor - Urban Center

Map Color:



Abbreviation:

A-UC



Form & Location Characteristics

Existing: Nurture/Sustain/Accelerate

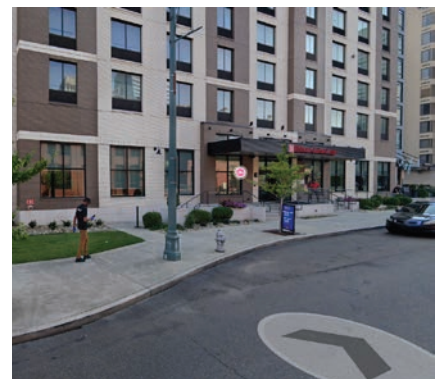
- Buildings primarily attached
- Block-scale buildings, several blocks of extent
- Mix of uses
- 1-12 stories height

Proposed: Nurture/Sustain/Accelerate

- A mid to high rise mixed-use zone. "Main Street – 2" (MS-2) is allowed.
- Height: 1-12 stories
- 0' minimum side setbacks and shallow front setbacks.
- Block-scale buildings, several blocks of extent.



Sports and Entertainment District on Union Ave (facing Eastward)



Pedestrian Frontage



Land Use Categories

Anchor - Urban Core/
Downtown

Map Color:



Abbreviation:

A-DT



Form & Location Characteristics

Existing:

Nurture/Sustain/Accelerate

- Buildings primarily attached Block-scale buildings
- Mix of uses
- High-rise
- Multiple blocks of extent

Proposed:

Nurture/Sustain/Accelerate

- No changes.





Land Use Categories

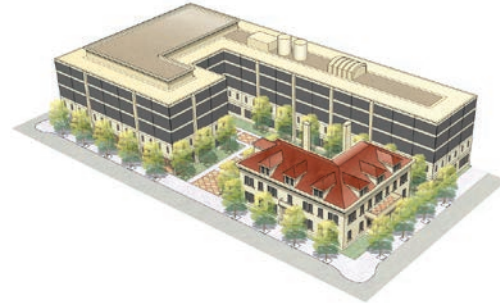
Anchor - Medical & Institutional Campus

Map Color:



Abbreviation:

A-C



Form & Location Characteristics

Existing: Nurture/Sustain/Accelerate

- Buildings attached and detached
- House-scale and block-scale buildings
- Mix of uses with focus on institutional uses
- Mid-rise with some high-rise
- Multiple blocks of extent

Proposed: Nurture/Sustain/Accelerate

- No changes





Land Use Categories

Low Intensity Commercial & Services

Map Color:



Abbreviation:

CSL



Form & Location Characteristics

Existing: Nurture/Sustain/Accelerate

- Low Intensity Commercial and Service areas, auto-oriented corridors not suitable or appropriate for intensification.
- Low-rise buildings.
- Neighborhood supporting commercial uses such as retail sales and services, offices, restaurants, funeral services, small-scale recreation, social service institutions.
- 1-4 stories.

Proposed: Nurture/Sustain/Accelerate

- Low to Medium Intensity Commercial and Service areas intended for sites in smaller mixed-use nodes within lower density residential areas, on neighborhood corridors, and at the edges of neighborhood centers, town centers and regional centers.
- Low to medium rise buildings.
- Proposed additional uses: Upper-story residential, and very limited manufacturing uses.
- 1-4 stories or overall scale are calibrated to nearby development.



Mixed Use Development :
Highland St



Limited Manufacturing Use :
Poplar Plaza



Low to Medium Intensity Commercial
and Service areas : Summer Ave



Land Use Categories

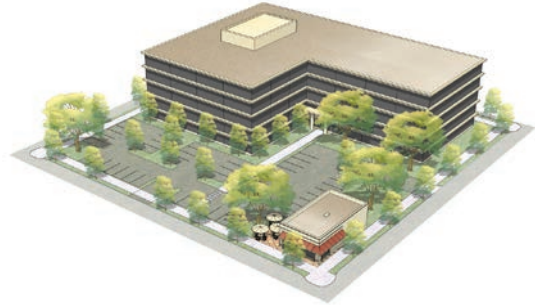
High Intensity Commercial & Services

Map Color:



Abbreviation:

CSH



Form & Location Characteristics

Existing: Nurture/Sustain/Accelerate

- High intensity, auto-oriented corridors not suitable or appropriate for further intensification.
- These areas may include commercial uses that serve a larger trade area; this may include large-scale retail, self-storage, vehicle sales, leasing and repair, water oriented services, lodging, indoor recreation.
- 1-7 stories height

Proposed: Nurture/Sustain/Accelerate

- Medium to large-scale commercial uses along civic corridors, in mixed-use areas that are along major streets.
- The emphasis of this zone is on commercial and employment uses.
- Proposed additional uses: office/business parks, limited manufacturing and other low-impact industrial uses.
- 1-7 stories in height or overall scale are calibrated to nearby development.



Office/Business Parks :
International Drive



Low Impact Industrial Use :
Microdistillery on South Front St



Limited Manufacturing :
Print shop on Poplar Avenue



Land Use Categories

Open Space & Natural Features

Map Color:



Abbreviation:

OSN



Form & Location Characteristics

Nurture/Sustain/Accelerate

- Conservation and recreational uses

Proposed: Nurture/Sustain/Accelerate

- No changes from original.



Farm



Passive Recreation



Watershed



Land Use Categories

Public & Quasi-Public Buildings & Uses

Map Color:



Abbreviation:

PQP



Form & Location Characteristics

Nurture/Sustain/Accelerate

- Recreational and Institutional uses. Redevelopment where PQP is applied on the Future Land Use Map should consider initially development consistent with the surrounding land use type.

Proposed: Nurture/Sustain/Accelerate

- No changes from original.



Community Center



Religious Institution



School



Land Use Categories

Parks & Recreational Facilities

Map Color:



Abbreviation:

PR



Form & Location Characteristics

Nurture/Sustain/Accelerate

- Recreational uses

Proposed: Nurture/Sustain/Accelerate

- No changes from original.



Park



Recreation



Greenway



Land Use Categories

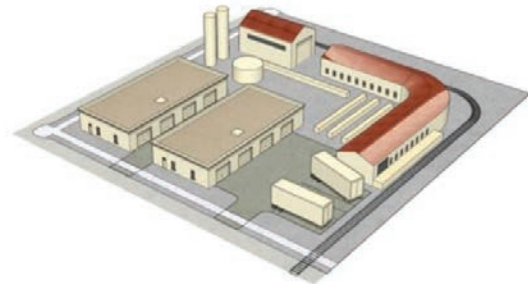
Industrial

Map Color:



Abbreviation:

I



Form & Location Characteristics

Nurture/Sustain/Accelerate

- Industrial
- Height: 1-10 stories

Proposed: Nurture/Sustain/Accelerate

- No changes from original.



Manufacturing



Railroad Yards



Warehouse



Land Use Categories

Industrial Flex

Map Color:



Abbreviation:

IF



Form & Location Characteristics

Nurture/Sustain/Accelerate

- Industrial with some commercial and service uses
- Height: 1-6 stories

Proposed: Nurture/Sustain/Accelerate

- No changes from original.



Manufacturing



Office



Warehouse



Land Use Categories

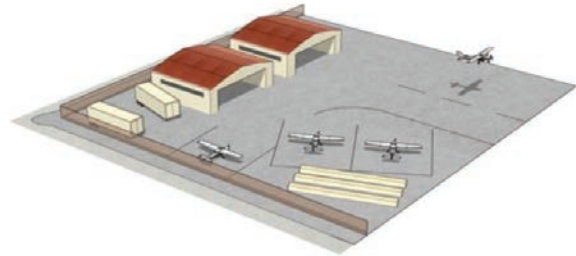
Transportation & Logistics Facilities

Map Color:



Abbreviation:

TL



Form & Location Characteristics

Nurture/Sustain/Accelerate

- Transportation and logistics

Proposed: Nurture/Sustain/Accelerate

- No changes from original.



Airport



Railroad Yards



Warehouse and Distribution