

RESOLUTION: 2719A

RESOLUTION AMENDING THE CITY OF MEMPHIS AND SHELBY COUNTY COMMUNITY REDEVELOPMENT AGENCY (CRA) STRATEGIC PLAN / CRA WORKABLE PROGRAM MAP FOR CONSISTENCY WITH THE COMPREHENSIVE PLAN FOR THE CITY OF MEMPHIS (MEMPHIS 3.0)

WHEREAS, In accordance with Tennessee Code Annotated, Chapter 987, “The Community Redevelopment Act of 1998”, it is necessary to first determine that an area is slum or blighted before undertaking community redevelopment activities; and,

WHEREAS, The legislative bodies of Shelby County and City of Memphis have found that a community redevelopment agency to function in Memphis and Shelby County is necessary to carry out the community redevelopment purposes of Chapter 987 of Tennessee code Annotated; and

WHEREAS, The rehabilitation, conservation, or redevelopment, or combination thereof of the slum and blighted areas within the City of Memphis and the County of Shelby, including, if appropriate, the development of affordable housing which residents of low and moderate income, including the elderly, can afford, is necessary in the public interest of the public health, safety, morals, or welfare of the residents of this City and County; and

WHEREAS, The City of Memphis and Shelby County Community Redevelopment Agency, also referred to as the CRA by and through the Shelby County Government and the City of Memphis, has examined the areas proposed for inclusion in

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the community redevelopment project area and determined that, pursuant to Tennessee Code Annotated, Chapter 987, “The Community Redevelopment Act of 1998”, there is more than one slum/blighted area with buildings or improvements which, by reason of dilapidated conditions are detrimental to the safety, health, morals, or welfare of the community or areas in which there is a shortage of affordable housing and that such conditions should be eliminated in the public interest and the members of the City of Memphis and Shelby County Community Redevelopment Agency Board have been apprised and are aware of these conditions; and

WHEREAS, A plan has been prepared for the Community Redevelopment Agency Workable Program and said plan covers the community redevelopment area which is further described as all of the incorporated municipalities and the unincorporated areas of the County; and

WHEREAS, The plan studied; the land uses, public facilities, landmarks, special neighborhood features, design characteristics, circulation of vehicles and pedestrians, and established recommendations regarding the character of the neighborhoods and other matters pertaining to the public safety and general welfare; and

WHEREAS, The Strategic Plan: CRA Workable Program for the Community Redevelopment Agency was completed by the Office of Planning and Development with assistance from consultants, reviewed and found it to be consistent with applicable local and state policies and approved by the Memphis City Council and the Shelby County

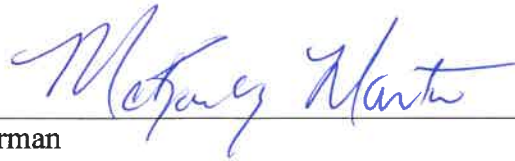
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Board of Commissioners in March 2001 and amended in November 2007 and December 2017; and

WHEREAS, The City of Memphis and Shelby County Community Redevelopment Agency Board has been provided information, made aware of and apprised of the need to revise the CRA Workable Program, pursuant to the City's Comprehensive Plan (Memphis 3.0), to include additional slum/blighted areas with buildings or improvements which, by reason of dilapidated conditions are detrimental to the safety, health, morals, or welfare of the community or areas in which there is a shortage of affordable housing and that such conditions should be eliminated in the public interest.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MEMPHIS AND SHELBY COUNTY COMMUNITY REDEVELOPMENT AGENCY BOARD OF DIRECTORS that the Community Redevelopment Agency Workable Program" map is amended, replacing all redevelopment map areas within the City of Memphis and making them consistent with the land use areas designated in the City's Comprehensive Plan (Memphis 3.0) as "Anchors", and "Anchor Neighborhoods" provided that existing TIF districts are not removed from the Community Redevelopment Agency Workable Program. The revised Community Redevelopment Agency Workable Program map for future development and redevelopment and remediation of slum and blight in the City of Memphis and Shelby County is attached as **Exhibit A**.

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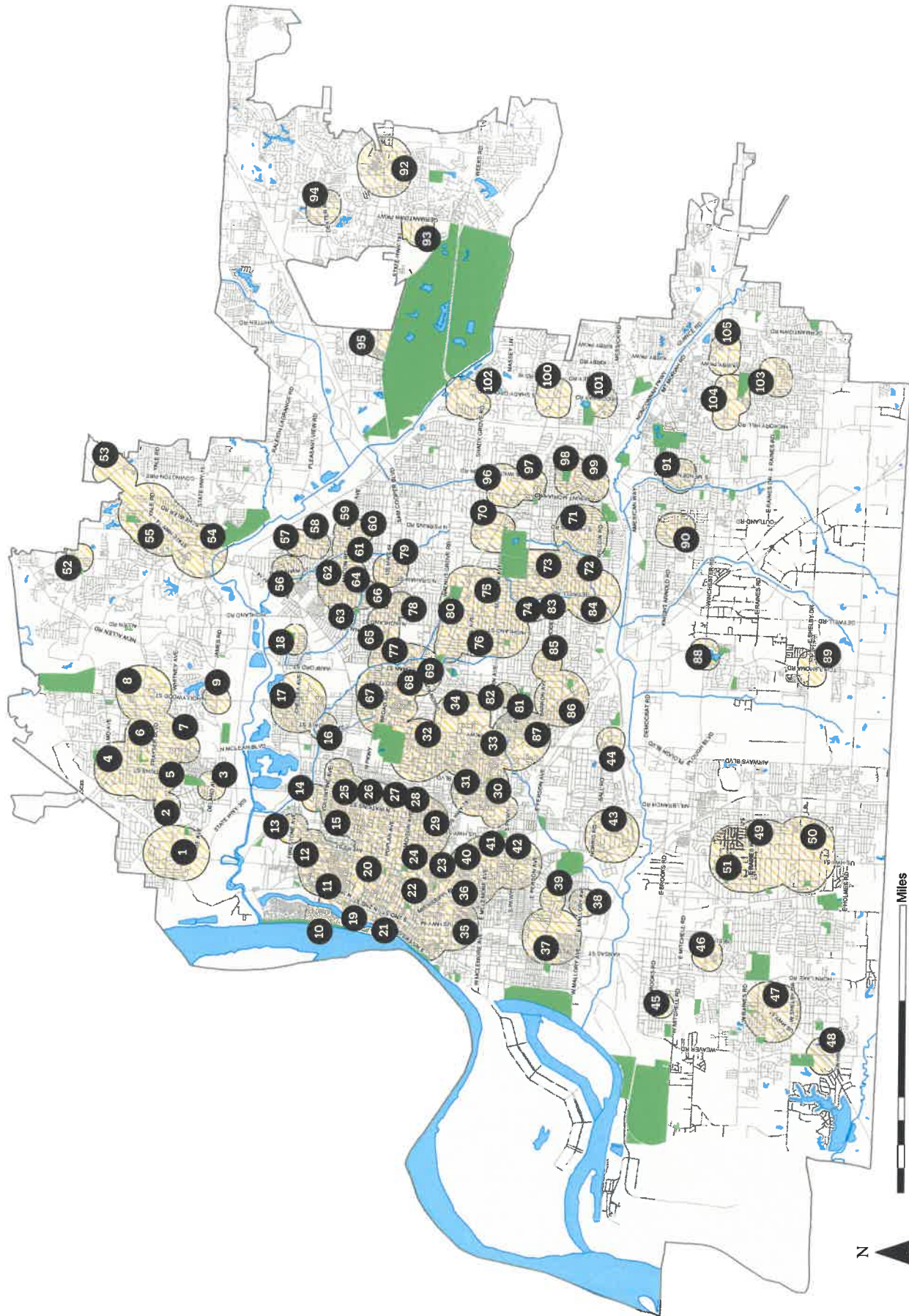


Chairman
City of Memphis and Shelby County Community Redevelopment Agency



Secretary
City of Memphis and Shelby County Community Redevelopment Agency

ADOPTED: February 7, 2019



FRAYSER

- 01 Northgate Center
- 02 Dellwood & Steele
- 03 Delano & Watkins
- 04 Coming & Watkins
- 05 Frayser & Watkins
- 06 Frayser Plaza
- 07 Whitney & Overton Crossing
- 08 Frayser Village
- 09 Frayser Gateway

NORTH

- 10 Harbor Town
- 11 Chelsea & Thomas
- 12 Chelsea & Ayers
- 13 Firestone & Breedlove
- 14 Brown & Watkins
- 15 Jackson & Hastings
- 16 Springdale & Brown
- 17 Chelsea & Hollywood
- 18 Douglass Park

CORE

- 19 Pinch District
- 20 Poplar Area
- 21 Downtown
- 22 Madison Area
- 23 Mississippi & Georgia
- 24 Memphis Medical District
- 25 Jackson & Evergreen
- 26 Crosstown
- 27 Poplar & Cleveland
- 28 Cleveland & Madison
- 29 Methodist University Medical Center
- 30 Netherwood & Willett
- 31 Lamar & McLean
- 32 Overton Square
- 33 Cooper Area
- 34 Fairgrounds

SOUTH

- 35 Third & Crump

- 36 Mississippi & Walker
- 37 Third & Belz
- 38 Lauderdale & Mallory
- 39 Lauderdale & Rosewood
- 40 Neptune & Walker
- 41 Soulsville
- 42 Kerr & Gaither
- 43 Elvis Presley & Alcy
- 44 South & Alcy Ball

WESTWOOD

- 45 Ford & King
- 46 Third & Fairway/Levi Library
- 47 Third & Ford/Raines
- 48 Third & Weaver

WHITEHAVEN

- 49 Southwest TN Community College
- 50 Southbrook/Southland
- 51 Whitehaven Plaza

RALEIGH

- 52 Raleigh Egypt
- 53 New Covington & Austin Peay
- 54 James Road/Old Raleigh
- 55 Raleigh Springs Mall

JACKSON

- 56 Graham & Chelsea
- 57 Wells Station & Reed
- 58 Wells Station & Grey
- 59 Macon & Berclair
- 60 Janice & Berclair
- 61 Macon & Wells Station
- 62 Macon & Victor
- 63 Macon & Homer
- 64 Given & Isabelle
- 65 Summer & National
- 66 Summer & Graham

UNIVERSITY

- 67 Broad Ave
- 68 Lester

- 69 Tillman & Mcadoo
- 70 Oak Court
- 71 Colonial Village
- 72 Dunn & Cherry
- 73 South University of Memphis
- 74 Park & Getwell
- 75 University of Memphis
- 76 Highland Street
- 77 Binghampton Gateway
- 78 Highpoint Area
- 79 Summer & Graham
- 80 Poplar Plaza

LAMAR

- 81 Orange Mound
- 82 Brentwood Park
- 83 Park & Getwell
- 84 Getwell & Sharpe
- 85 Sherwood
- 86 Lamar & Kimball
- 87 Lamar & Airways

OAKHVEN & PARKWAY VILLAGE

- 88 Winchester & Tchulahoma
- 89 Shelby & Tchulahoma
- 90 Perkins & Knight Arnold
- 91 Mendenhall & Knight Arnold

CORDOVA

- 92 Old Cordova
- 93 Trinity Area
- 94 Dexter & Germantowon Parkway
- 95 Parkside at Shelby Farms

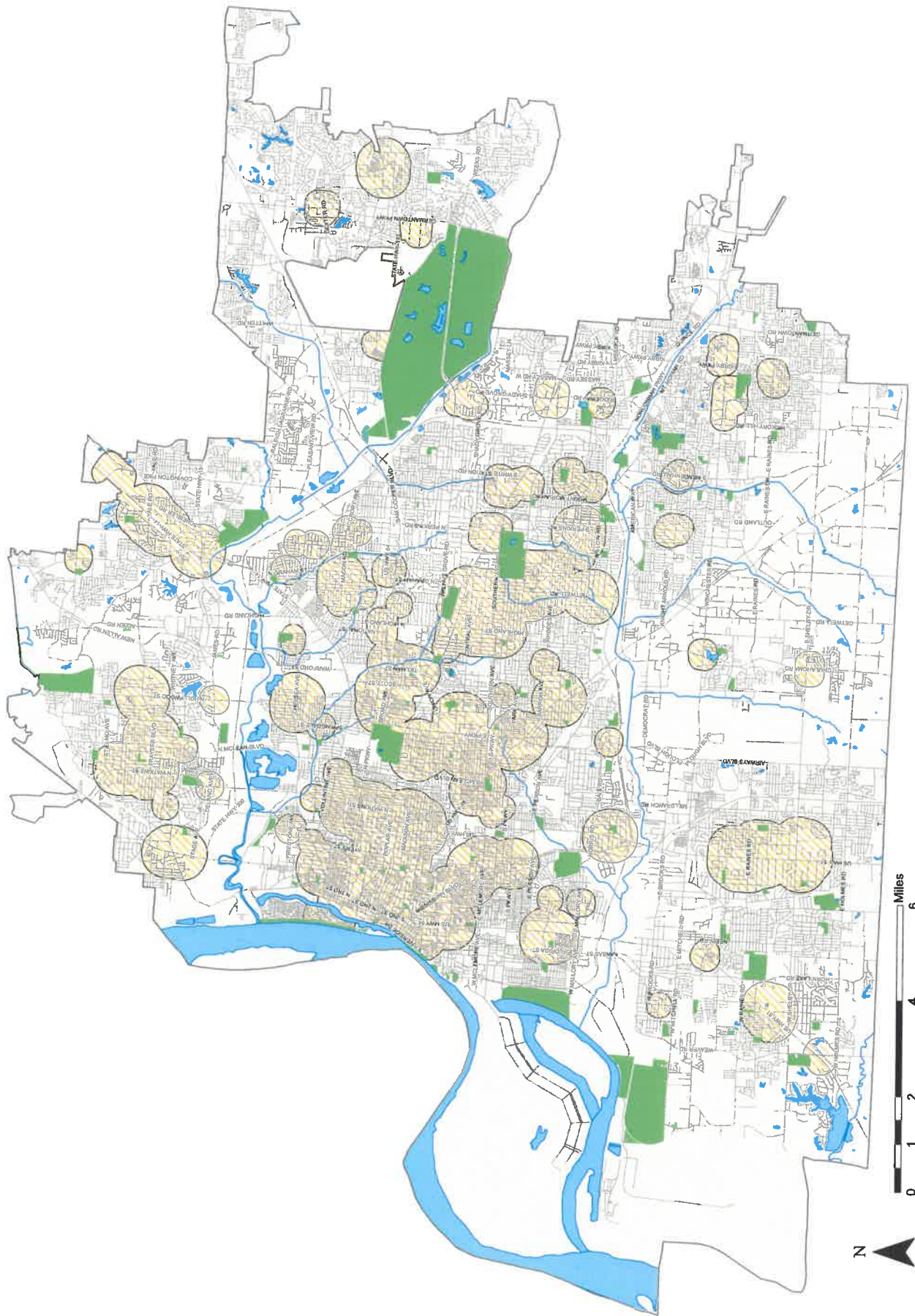
EAST

- 96 Poplar & Truse
- 97 Eastgate
- 98 Sea Isle
- 99 Whitestation & Quince
- 100 Poplar & Ridgeway

- 101 Ridgeway & Quince
- 102 Walnut Grove & Brierview/Baptist Memorial

SOUTHEAST

- 103 Kirby & Raines
- 104 Winchester & Ridgeway
- 105 Kirby & Winchester



Citywide Map

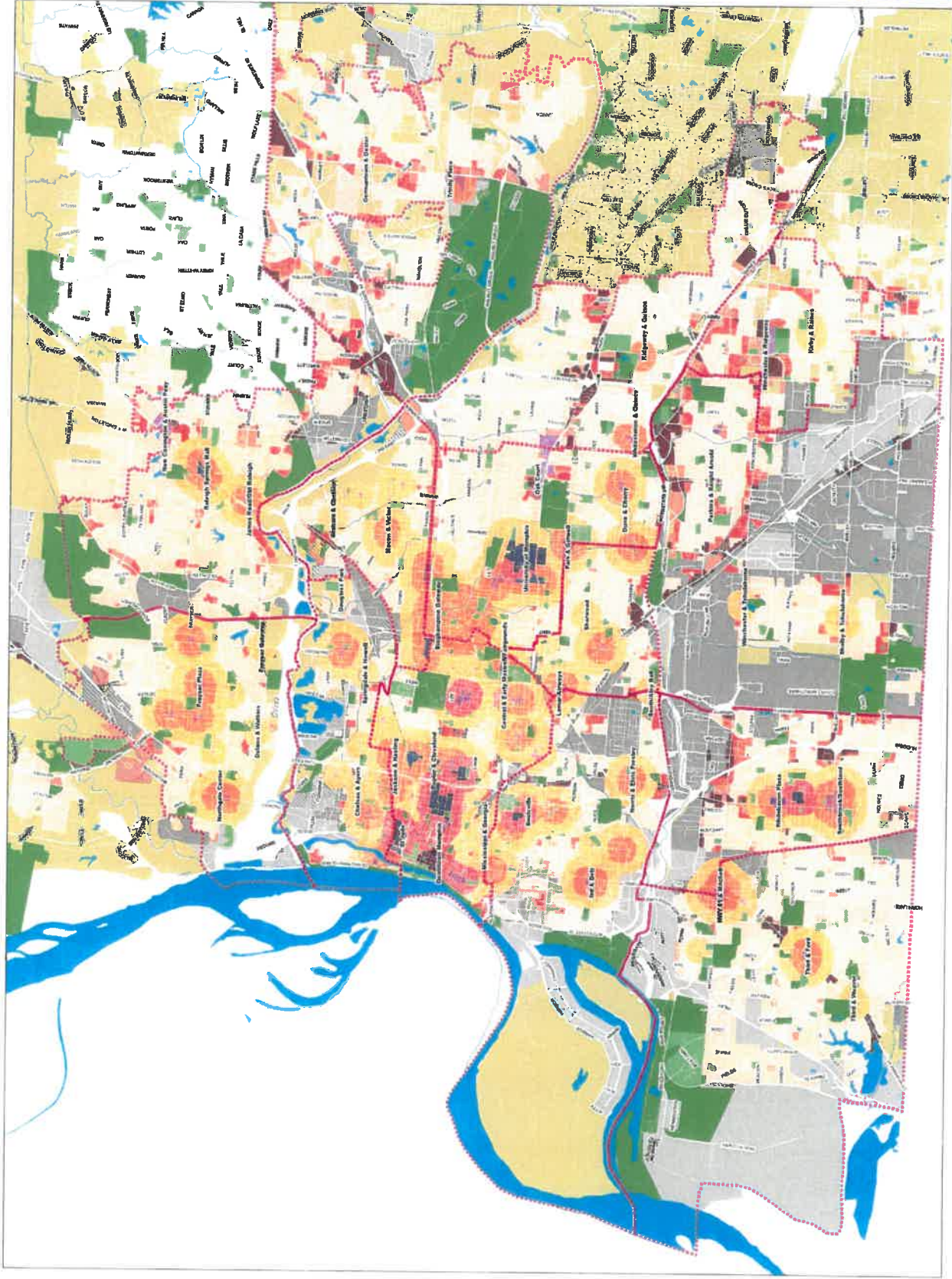
Key

- 2014 Planning District, August 16
- Drawdown
- Medical District/Institutional Campus
- Urban Center
- Urban Main Street
- Neighborhood Center
- Neighborhood Main Street
- Neighborhood Corridor
- Anchor Neighborhood Urban
- Anchor Neighborhood Urban
- Anchor High Priority Single Unit
- Land Use
- Primarily Multifamily Neighborhood
- Primarily Single-Family Neighborhood
- High Intensity Commercial & Services
- Low Intensity Commercial & Services
- Open Space/Recreational Features
- Public/Quasi-Public Facilities
- Parks & Rec. Facilities
- Industrial
- Industrial Parc
- Transitional Neighborhood
- Transitional Commercial
- Industrial Transitional

Memphis 3.0
 Future Land Use Map
 Memphis, TN
 September 2018



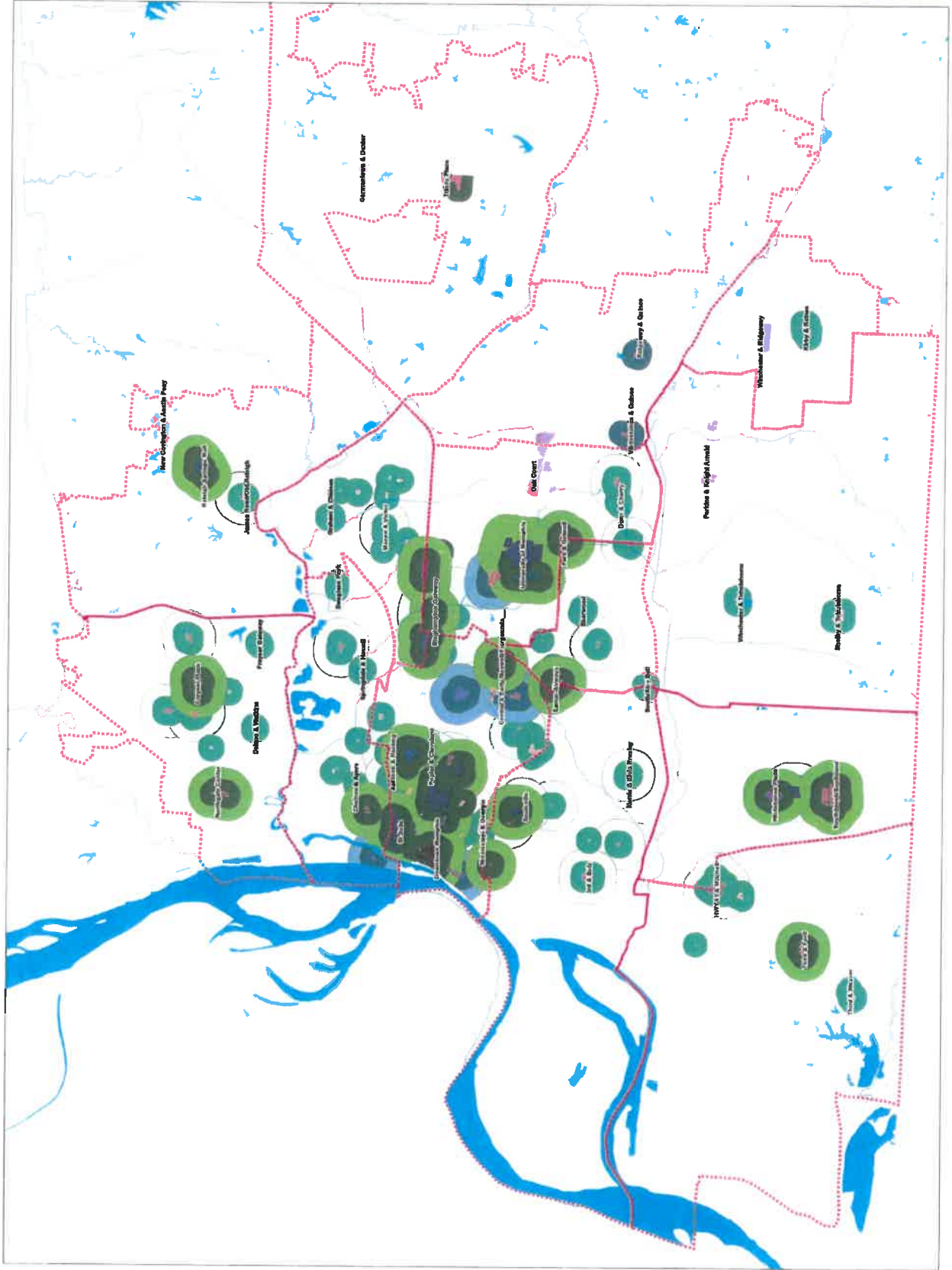
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Citywide Map



Key

MSL Planning District August 18

Anchor

Anchor

- Downtown
- Medical District/Urban Center
- Urban Center
- Urban Edge Street
- Suburban Anchor
- Neighborhood Main Street
- Neighborhood Greening
- Academics
- Academics
- Barish
- Barish
- Barish
- Barish

Memphis 3.0
 Memphis, TN
 September 2018



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MEMPHIS 3.0