

Anchor Type

From Memphis 3.0 to Site – Specific Design Plans

Spring 2022 Site Planning class covered a lot of territory, from the bigger picture of the Memphis 3.0 comprehensive plan to the planning and design of a specific site—from the typology of an anchor to zoning, and methodologies of site assessment, toward the design and plan of a sustainable neighborhood. Careful readings of the comprehensive plan identified potential catalytic site locations that the comprehensive plan overlooked, and thereby suggested anchor-like design plans. Sample images of site design plans are shown.



Anchors Types Check Marked



Neighborhood Crossing ✓



Neighborhood Main Street ✓

Site Selection



nodes at Breedlove & Firestone



Infill at Monroe and Avalon



Lamar & Kimball Intersect



McLean-Auburndale Station



Hickory Ridge Mall in Southeast

Visual Survey



Residential Blight



Industrial Blight



Sidewalk at Park Ave



Dilapidated commercial building



Parking lot at Getwell



Bus shelter at Park Ave

Zoning



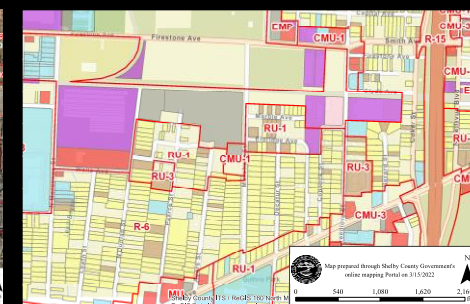
Monroe and Avalon



Park & Getwell



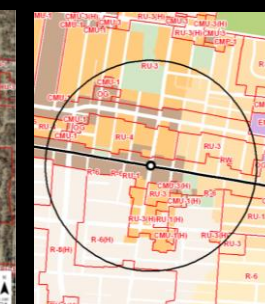
Hickory Ridge



Firestone & Breedlove



Lamar & Kimball



McLean - Auburndale BRT Station Area

Zoning Justifications

Monroe and Avalon

- RU-4 – allows a variety of housing types
- CMU-1 – intended to provide commercial, office, and employment uses. Residential uses are encouraged above the ground floor.
- R-6 – New R-6 are located in an infill

Park & Getwell

- Most parcels are single-family residential or commercial, may need rezoning or variance for alternative site concept.

Hickory Ridge

- The Hickory Ridge Mall Location is currently zoned for CMU-3, which is the most intense level for a Commercial Mixed-Use District.
- The adjacent uses are a variety of Commercial Mixed-Use Districts with a RU-3 zone to the south, which is Residential Urban 3 allowing for a variety of housing types.

Firestone

- Much of the area is zoned as IH for heavy industry
- Connecting to them are zones for EMP or employment
- CA is on the northern portion surrounding the Wolf River for conservation/agriculture
- RU-1 is urban residential
- CMU-1 is commercial mixed-use
- MLGW and Post Office as institutional uses

Lamar and Kimball

- Commercial Mixed Use 1
- Residential Urban 3
- Residential Urban 1
- Residential Single Family 6
- Civic

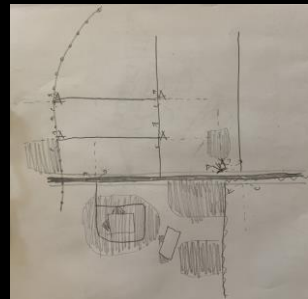
McLean

- For Commercial and Mixed-use – CMU-1, CMU-3
- For Residential – RU-3, RU-4, R6
- No OG for increasing office spaces

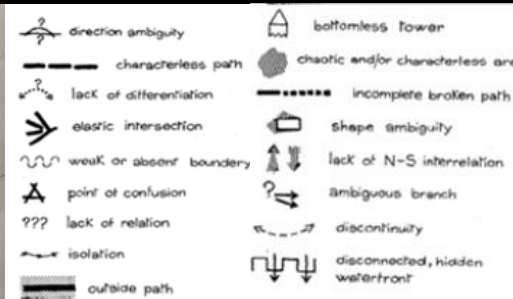
Suitability



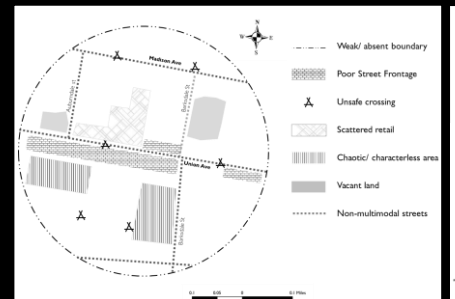
Site Features & Constraints of Monroe and Avalon



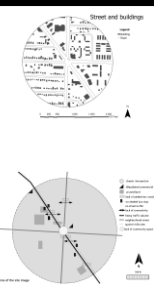
Problems of of Park & Getwell



McLean

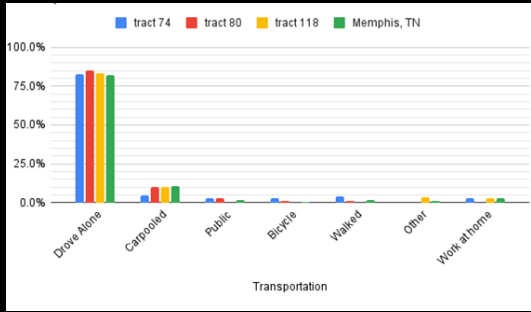


McLean at Union Ave



Lamar & Kimball

Highest and Best Use - Demographics



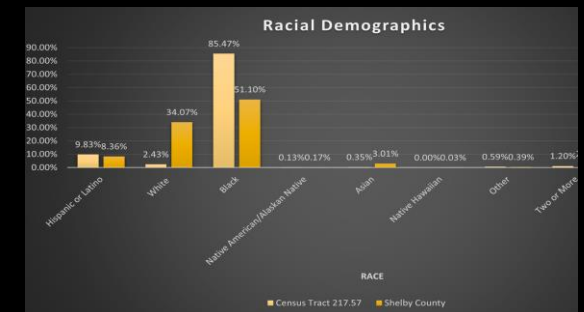
Means of Transportation in Park & Getwell



Lamar & Kimball

Topics	Census Tract 32	Memphis
Total Population	3876	731,659
% change of total population	75%	-0.13 %
Dominant race	65% (White)	63 % (Black)
% change in white popn	-4%	-3.89 %
% change in black popn	11%	2.45 %
Median HH income	37435	43745
% change in HH income	21%	10.54 %
Income Poverty ratio below 1	27%	35.89 %

McLean - Socio-demographics



Hickory Ridge Demographics

Highest and Best Use Justifications

Park & Getwell

- There are more people in this neighborhood that use public transportation, bike and walk than in Memphis at large.
- This justifies a focus on pedestrian friendly development, bike lane enhancements and more functional transit options.

Monroe and Avalon

- Multiple attached single-family and/or multi-family dwellings.
- connected by mConnect stop through Madison, including residential and commercial developments serving local employees and residents.
- At least one mixed use building containing commercial on the bottom floor with office or residential above.

Lamar and Kimball

- Commercial mixed use along the Lamar Ave
- Multi-family residential apartments
- Road network
- Existing sidewalks
- MATA Bus Stop
- Parking on the neighborhood street

McLean - Auburndale BRT Station

- Landscaping, road signs, lighting in Peabody and Belvedere St
- Consistent sidewalk
- Some street have very good landscaping
- Multiple condos, high rises and apartments

Hickory Ridge

- The black population in both Shelby County and Census Tract 217.57 is the majority. However, the gap between the black population and the next largest population (white) is much larger for the tract than it is for Shelby County.
- Direct MATA Bus Route Access
- Accessible by foot, bike, vehicle, and public transportation
- Compatible commercial and residential uses

Development Concept



Monroe and Avalon



Park & Getwell



Firestone Community



McLean - Auburndale BRT Station Area



TOD for Lamar & Kimball Intersection

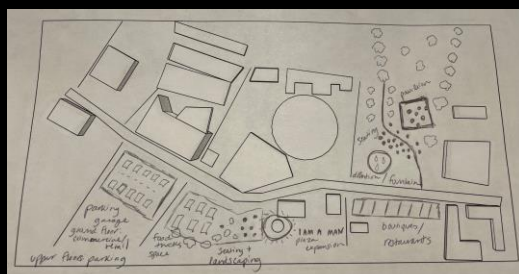
Design Plans



Monroe and Avalon infill



Top View of Monroe and Avalon infill



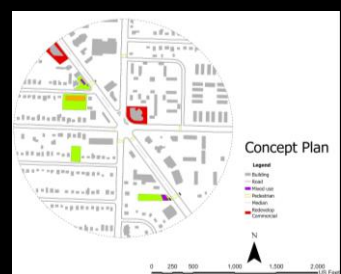
Memphis Boulevard



McLean - Auburndale BRT Station Area



Conceptual Site Plan for Firestone and Breedlove Area



Lamar & Kimball Intersection

- **Defining the problem** ✓
Dilapidated Commercial/Mixed Use Structure, Abundance of Parking on Corner Properties
- **Programming and the analysis of site and user** ✓
Multi-use commercial/residential/office building plus multiple multi-family or attached single family residential units as well as rehabbed commercial corner lot

- Schematic design and the preliminary cost estimate ✓
- Design development ✓
- Detailed costing
- Contracts/Price/and Operations

Neighborhood Crossing

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Take a Walk on the Mild Side: SketchUp Walkthrough

Site Planning class resource for students to prepare individual, semester-long site plan projects with SketchUp Pro!

[Walkthrough with Instructions](#)

[See Animation](#)