

Memphis 3.0 + UDC Updates

Council Status Update

P&Z Committee

March 3, 2026



What are we doing?

We're updating 3 components of land use and zoning:

- **Memphis 3.0 Comprehensive Plan**
- **Zoning Map (UDC)**
- **Zoning Code Text (UDC)**

Memphis 3.0 Comprehensive Plan

- The Vision (What do I want my neighborhood to look like in 20 years?)
- *Guides* land use, housing, transportation, and economic development
- Sets policy direction for zoning updates and decisions
- Coordinates development and infrastructure capacity.

Zoning Map (UDC)

- Divides city into various districts.
- First comprehensive overhaul of zoning map **since 1951!**
- Align map to comprehensive plan (not done in 2019)
- Direct development to core of City.

Zoning Code Text (UDC)

- *Regulates* development in each of the various districts.
- Simplify, Simplify, Simplify (542 pages -> 250ish)
- Increase transparency, clarity, and predictability
- Collapse decades of small changes into single code.

Where are we now?

- Nearly 3 years into the process (since early 2023)
- 42 public meetings held throughout 2024 and 2025.
- Dozens of small group meetings held with neighborhood stakeholders.
- First draft zoning map published in interactive, online format.
- Published resources include:
 - YouTube tutorial
 - Explainer sheets for each district
 - Topic Guides (housing, land uses, etc.)
- 50+ public comments already received

What's next?

- Public engagement sessions to be held throughout March.
- Staff reviewing comments left on online map.
- Finalizing draft code text, public draft to come in March
- We'll be bringing all three items for a vote from this body in **Summer 2026**.

Why this matters.

- 10,000 new homes by 2030.
 - Not only build them but-
 - **Direct them back to the core of our City.**
- Planning, not reacting.
- Simple, clear direction.
 - Improve administrative efficiency
 - Create clarity and predictability, both for residents and development community.

Get Involved/Learn More

- 8 more public engagement sessions throughout March.
- Resources, including draft zoning map available at:
 - 901UDCUpdate.com
 - Memphis3point0.com
- **Leave us written comments on the map!**
- Send us an email: zoning@memphistn.gov
- Give us a call: [\(901\) 636-6619](tel:(901)636-6619) (press 1 for zoning)

March Public Engagement Events

| Date | Location | Time |
|-----------------------|--|------------------|
| Thursday, February 26 | Gaisman Community Center | 5:00-7:30 PM |
| Monday, March 2 | Crosstown Concourse (Church Health Community Room) | 3:30-9:00 PM |
| Wednesday, March 4 | Crosstown Concourse (Church Health Community Room) | 3:30-9:00 PM |
| Saturday, March 7 | Crosstown Concourse (Church Health Community Room) | 8:30 AM-2:00 PM |
| Monday, March 9 | Trinity CME Church | 5:00-8:00 PM |
| Tuesday, March 10 | Gaston Community Center | 5:00-7:30 PM |
| Saturday, March 14 | Frayser Library | 10:30 AM-6:00 PM |
| Tuesday, March 17 | Hickory Hill Community Center | 5:00-7:30 PM |
| Wednesday, March 18 | Cordova Library | 4:30-8:00 PM |
| Thursday, March 19 | Leftwich Tennis Center (VIP Lounge) | 5:00-8:00 PM |
| Saturday, March 21 | Orange Mound Library | 10:30 AM-6:00 PM |

March Public Engagement Events

| Date | Location | Time |
|----------------------------------|---|-------------------------|
| Thursday, February 20 | Salmon Community Center | 5:00-7:00 PM |
| Monday, March 2 | Crosstown Concourse (Church Health Community Room) | 5:30-9:00 PM |
| Wednesday, March 4 | Crosstown Concourse (Church Health Community Room) | 3:30-9:00 PM |
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