

Memphis 3.0 + UDC Updates

Timeline Update

P&Z Committee

May 26, 2026



Council and LUCB will be asked to vote on three documents:

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

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- **Memphis 3.0 Comprehensive Plan**

- **Zoning Code Text (UDC)**

- **Zoning Map (UDC)**



Will appear on June LUCB agenda



Will be *delayed* to later agenda

Why split text and map?

- Allow time to amend map if there are text changes.
- Allow additional time for public engagement without delaying staff implementation
 - Update fee schedule
 - Update permitting software
 - Staff training
- Predictability in map discussions
- UDC does not currently contemplate complete repeal and replacement of map.



ZTA 2026-002

- We have been clear throughout this process that we intend to repeal and replace the entire zoning map.
 - City Council passed resolution asking us to do so in 2023
 - It's been over 70 years since it was last done
 - Code text was written with the map in mind (and vice versa)
- However, current “comprehensive rezoning” does not address replacing entire map- intended for much smaller scope. Explicitly limited to “planning districts or planning areas”
- A second ZTA (ZTA 2026-002) will appear on June LUCB agenda to create the process for complete replacement of the zoning map.



Why now?

- We had previously intended to pass the map and text together as one document/ordinance.
- That is still one of multiple appropriate approaches.
- However, we determined that it is in the best interest of continued public engagement to split them up.
- Now that we have additional time, we can take the opportunity to create this process and clarify the UDC's applicability to complete map replacements.



Timeline

- ZTA 2026-001 (Code Update): Recommended effective date of Jan. 1, 2027.
- ZTA 2026-002 (Process for map): Recommended to go into effect immediately.
- We're targeting August public hearings for both items. That will allow us to bring the map to September LUCB.
- An updated draft map will be published prior to the June LUCB meeting for your reference as you continue to review the text.

