

# **HILLSHIRE ANNEXATION STUDY REPORT**

November, 2002

Memphis and Shelby County Division of Planning & Development

## I. INTRODUCTION

This study examines the current and future development patterns of the Hillshire Annexation Area. The Hillshire Annexation Area encompasses 2,432 acres of land or approximately 3.8 square miles.

This report presents past trends, present conditions and future projections of population, housing and land use. Also included, the Plan of Services identifies the services currently provided by Shelby County and the level of services to be provided by the City of Memphis after annexation.

## II. GROWTH TRENDS IN THE STUDY AREA

### *Existing Land Use - 2002*

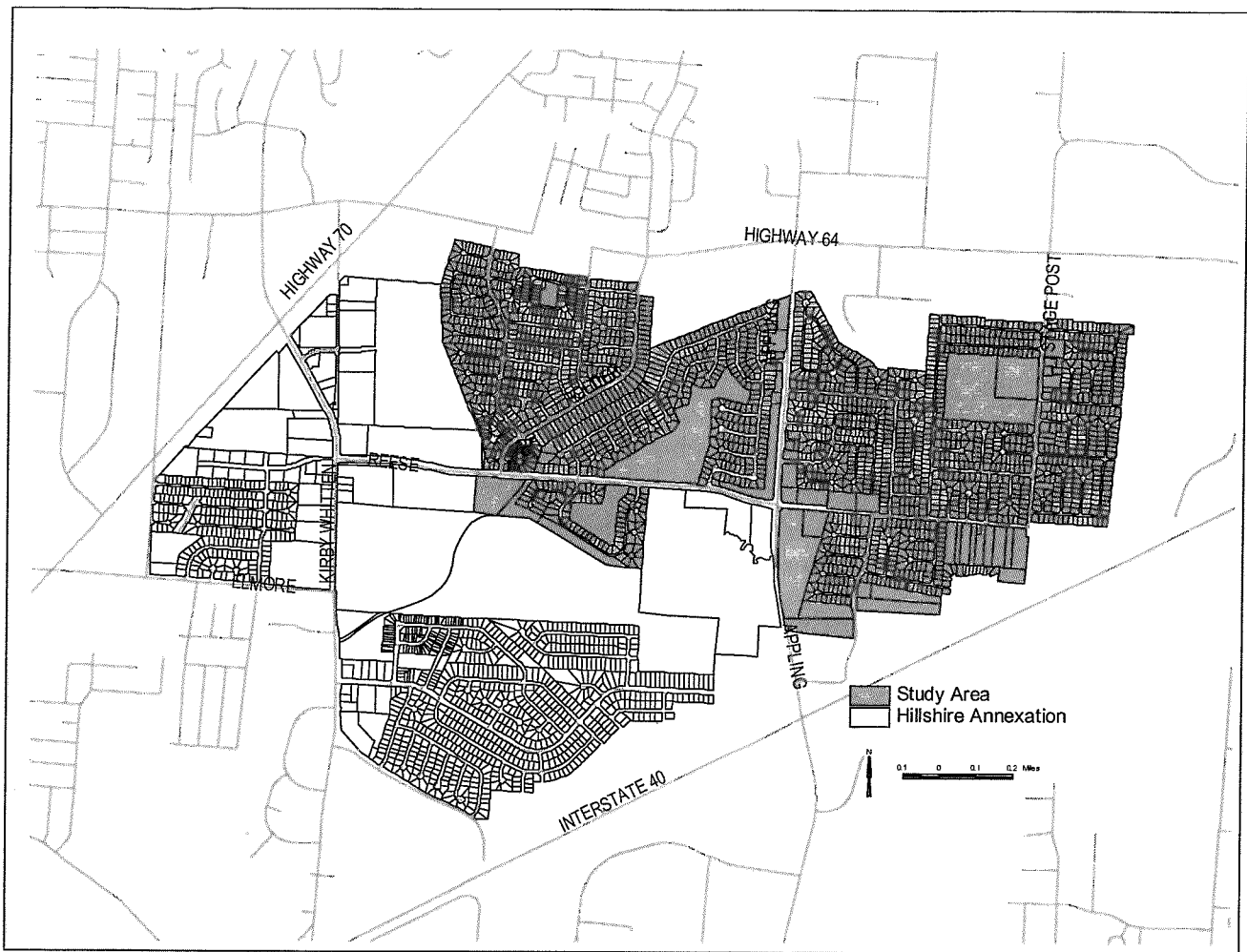
Residential development is the dominant land use in the Study Area. Most of the residential component is made up of single-family detached dwellings. Commercial uses are located along the major roads. There are some areas of vacant land with a large portion within the floodplain of Fletcher Creek.

### *Hillshire Annexation Area – Analysis of Developable Acres*

There are approximately 385 vacant acres in the Hillshire Annexation area. Of these acres, approximately 76 acres lie in the floodway and should not be built on at all. Approximately 83 acres lie in the floodplain, where building should be limited to mitigate flooding hazard. If ten percent of the floodplain acres are made available to build on, and none of the floodway acres are built on, there are approximately 300 total acres available for development.

Vacant land in Hillshire area =	385	Vacant acres
minus	76	Floodway acres
minus	8.3	10% of Floodplain acres
	300.7	Total buildable acres

The following map and table show the area used to determine typical density categories found in the developed study area and the number of acres each density category is currently using.



649	Developed acres	100%
69	Open space acres	11%
33	High density acres (>6 units/acre)	5%
426	Medium density acres (3-5 units/acre)	66%
121	Low density acres (<2 units/acre)	19%

If the same percentages of the existing developed acres are applied to the available vacant acres, one can get an idea of the number of single family units that could be expected to be built in the area when all of the available vacant acres are developed.

100%	Available vacant acres	300		units/acre	# units
11%	Open space acres	31.9	*	0	0
5%	High density acres (>6 units/acre)	15.3	*	8	122
66%	Medium density acres (3-5 units/acre)	196.9	*	4	788
19%	Low density acres (<2 units/acre)	55.9	*	2	112
Total SF units =					1,022

### POPULATION AND HOUSING

The Hillshire Study Area encompasses approximately 3.8 square miles, with a population density of 4 persons per acre. Most of the housing units consist of single-family

structures. Between 1990 and 2001 the population and housing stock multiplied dramatically. Much of this area is nearly built out and the population projections indicate more moderate growth for the next five years.

The Hillshire Study Area has experienced a significant increase in residential development since 1990. The Office of Planning & Development conducted a field survey in 2002 and counted 3,656 dwelling units which corresponds to an estimated population of 10,164.

The original Hillshire-Stonebridge Annexation Study (including a larger area), July 1993 lists 4,144 housing units within the study area. An update for the Hillshire area done in 1997 lists 3,306 housing units, after subtracting the area now in Lakeland. This figure also includes 389 units in the Green Acres Mobil Home Park.

Using an updated map produced by Regional Services of the annexation area plus field work to identify vacant parcels and single family residents on large parcels the 2002 housing count is 3,187 excluding Green Acres Mobil Home Park. Currently there are 469 units in Green Acres.

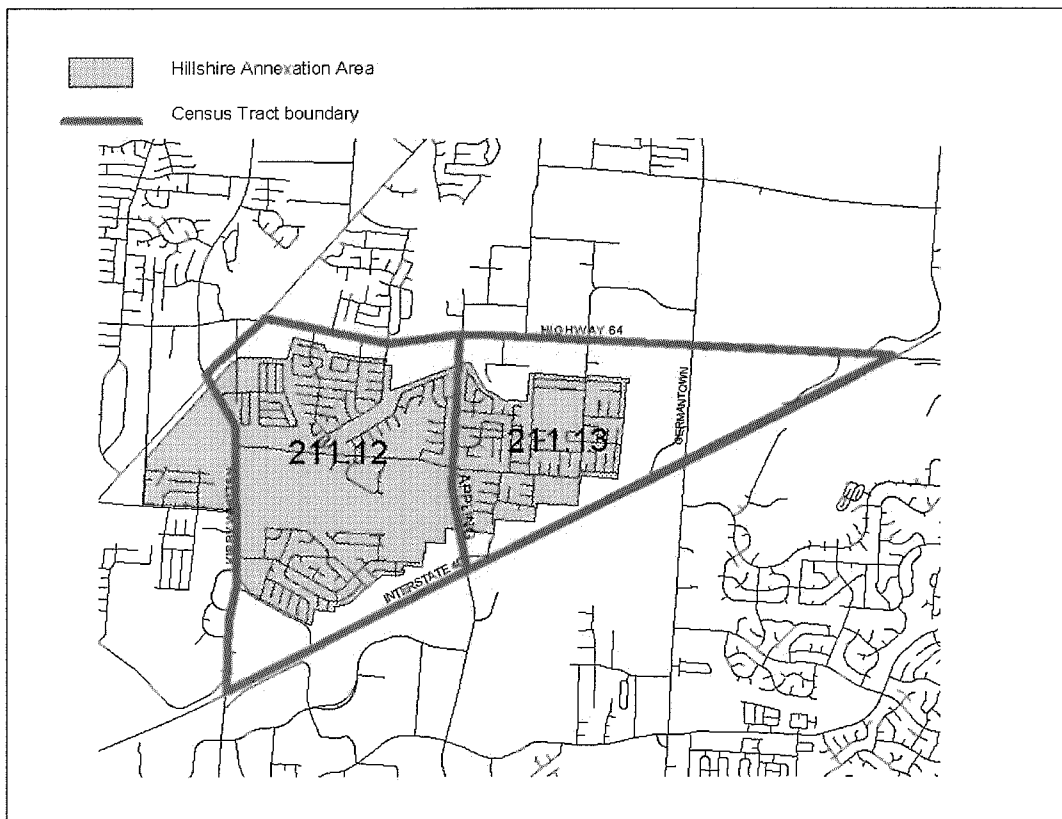
Table 1 displays the projected numbers of population and housing units through 2006.

**TABLE 1:  
POPULATION AND HOUSING COUNTS AND PROJECTIONS  
2003 - 2007**

<u>YEAR</u>	<u>HOUSING UNITS</u>	<u>POPULATION</u>	<u>Persons/HH</u>
<u>PAST CENSUS</u> (approximate boundaries based on census geography—see note)			
1990*	2,584	7,283	2.82
1996**	3,539	8,830	
2000***	3,679	10,229	2.78
* Census tract 211.10, block groups 1, 2, 3, 4 and 8			
** Office of Planning and Development survey			
*** Census tracts 211.12, 211.13 (same area as 1990)			

OPD PROJECTIONS

2003	3,730	10,444	2.80
2004	3,805	10,464	2.75
2005	3,881	10,479	2.70
2006	3,959	10,491	2.65
2007	4,038	10,700	2.65



# Map of Hillshire Annexation Area



### III: URBAN SERVICES

The annexation area is already dependent to some extent on Memphis for the provision of its urban services. Sewage collection and treatment is performed by the City of Memphis and electricity and natural gas are provided by the Memphis Light, Gas and Water Division, an agency which serves both Memphis and parts of Shelby County. Additional, necessary urban services to be provided by Memphis after the area is annexed are described in the following sections.

#### **FIRE PROTECTION**

Fire protection to the study area is presently provided from the Shelby County Fire Department Station at 2780 Rock Creek Parkway, near Highway 64. The study area has a fire service rating of 5. In addition, the area west of the I-40/US 64 interchange is within an area to which the Bartlett Fire Department will respond, based on the mutual response agreement with that municipality. Ambulance and emergency medical services are currently provided by Shelby County through a contract with Medic Ambulance Inc.

Extension of the City's higher standards of fire protection to the entire study area will require the construction of one city fire station. This station will be located near the center of the study area. One pumper and one ambulance will be placed in service to ensure high standards of fire protection in the annexation area. Initially, these two units will be housed within a temporary structure until a permanent station can be built to accommodate them.

#### **POLICE PROTECTION**

Currently the study area is located in the Sheriff's Office Patrol District 4. This District contains 80 square miles and is covered by 2 patrol cars per shift. Following annexation a new patrol ward will be created containing only the study area. The Police Division will assign 4 patrol cars per shift to the patrol ward.

#### **PUBLIC SCHOOLS**

Students within the study area currently attend Shelby County public schools. Students who reside west of the Interstate 40/U.S. 64 interchange attend Elmore Park Elementary and Shadowlawn Middle School while students who reside east of the U.S. 64/Interstate 40 attend Chimneyrock Elementary and Mt. Pisgah Middle School. Students from both areas are assigned to Bartlett High School. At the present all those schools exceed their capacity and must resort to portable classrooms to provide adequate space.

Shelby County is constructing an elementary school on Kate Bond Road, south of US 64, that is expected to be open for the 1993/94 school year. The school, to be called Kate Bond Elementary, is intended to serve students from the area north of Interstate 40 and will have a capacity of 1,000 to 1,100 in 54 classrooms. After annexation it will become a Memphis City school. In addition, Memphis will construct a middle school, with a capacity of 600 students, and a high school, with a capacity of 1,200 students, during the first five years after annexation. The middle school will serve the students within this annexation area while the high school will serve both the Hillshire-Stonebridge community and later annexation areas.

#### **PARKS AND RECREATION**

Currently, the study area does not contain any developed public parks, although the Shelby County Conservation Board owns a 20 acre tract adjacent to Kate Bond Elementary School. Following annexation the Memphis Park Commission will develop the 20 acre site into a neighborhood park. The neighborhood park will offer such facilities as tot lots, play apparatus, sport fields, paved multi-purpose courts, passive recreation areas and parking. The park will be appropriately landscaped. The park will offer the full array of recreational programming currently offered to city residents.

#### **LIBRARIES**

The Memphis and Shelby County Public Library system operates 2 public libraries that are within reasonable proximity to the study area: in Bartlett, at 6382 Stage Road and within Memphis at 1017 N. Sanga Road. Memphis plans to construct a new 40,000 square foot branch library in the Cordova community in fiscal year 1996 to replace the existing facility.

#### **SOLID WASTE MANAGEMENT SERVICES**

Shelby County does not provide any type of garbage or refuse pickup service in the study area. All current sanitation services are contracted by residents with private firms. Annexation will result in the same curbside pickup service as provided throughout Memphis. All single family residences will receive regular twice-weekly curbside garbage collection and weekly curbside trash pickup. Other sanitation services provided by Memphis include regularly scheduled street sweeping, weed-cutting on public rights-of-way and vacant lots, clean-up of illegal dumping, and collection of roadside litter.

#### **SANITARY SEWERS**

Sewer line construction is financed by a sewer fund which does not receive tax revenues. User fees are the primary source of funds for the extension of interceptor and collector sewer lines. Annexation will have little direct effect on sewer fund revenues.



## **STORMWATER DRAINAGE**

After annexation, Memphis will make various improvements to the stormwater drainage system in the community to accommodate the increased runoff caused by the substantial urban development that has occurred. The box culvert under Reese Road west of Dromedary Drive will be replaced to correct a flooding problem associated with that stream and the bridge on Reese Road east of Dromedary Drive will be repaired. Both projects will be undertaken within five years of annexation.

## **STREET IMPROVEMENT AND LIGHTING**

After annexation Memphis will construct a number of streets to improve vehicular and pedestrian access within the Hillshire-Stonebridge community. Kirby Parkway between Interstate 40 and Summer Avenue, and Appling Road between Interstate 40 and Highway 64 are to be constructed during the first five years after annexation. Kate Bond and Charles Bryan Roads are to be improved to consistent collector street widths once subdivision activity along those streets is substantially complete.

Memphis will assume all responsibility for maintaining the public streets within the study area following annexation. Memphis will also erect signs and traffic signals as conditions warrant them, including a school flasher at Kate Bond Road School. Street lights will be installed and maintained on all public streets by the Memphis Light, Gas and Water Division within the first two years after annexation.

## **WATER, ELECTRIC AND GAS SERVICE**

Memphis Light, Gas and Water Division provides gas and electricity to the entire study area and provides water to the area west of Germantown Parkway. The Shelby County Board of Public Utilities provides water to the area east of Germantown Parkway. MLGW will buy those water lines constructed by the Shelby County Board of Public Utilities at a cost of \$1,326,000. A 16 inch water main and additional hydrants will be installed along Highway 64 as required to meet Memphis's higher standard for fire protection. The extension and/or improvement of electrical and gas lines will not require the use of any tax revenues.

## **EMERGENCY MANAGEMENT**

The study area currently lacks emergency warning sirens to provide advance warning of severe weather or other potential threats to safety and welfare. The Memphis and Shelby County Emergency Management Agency will install five emergency warning sirens within the first year after annexation to give residents throughout the study area audible warnings of such threats.

## ANCILLARY SERVICES

In addition to the direct services to the annexation area described above, residents will receive ancillary benefits to be gained from Memphis's larger metropolitan agencies. These services include the following:

Police Department - aviation squad, integrated criminal apprehension program, canine squad and hostage negotiation team;

Fire Department - fire prevention program and inspection services such as commercial and industrial fire training, health care facility fire training, school fire prevention programs, home inspection, fire/smoke detector installation for the elderly, ongoing fire hydrant maintenance program and services to persons who require constant electric service during power outages;

Park Commission - various programs geared to the demand for them at the community centers, including gymnastics, dance, martial arts, arts and crafts classes.

Board of Education - CLUE (a specialized program for the intellectually gifted), optional schools in performing arts, medical/engineering, open education, pre-engineering, etc.

Due to the low demand for these services in small communities and the relatively high cost of providing them, these services are traditionally available only from large agencies.