

1997 Master Plan

Purpose and Scope

The City of Bartlett has experienced phenomenal growth over the last three decades. A special census conducted by the city in May of 1996 documented an official population of 34,643, and annexations at the end of 1996 brought the population to 35,953. This represents a 22% increase since 1990. The majority of this growth can be attributed to growth through development and annexation. The Bartlett Corporate Limits currently encompass approximately 18.2 square miles. Over 15 square miles still remain within the annexation reserve area. Over 4,000 acres are potentially developable.

This plan is intended to guide the future growth and expansion of the City of Bartlett. As Bartlett proper nears build-out, the Loosahatchie or North Basin area will become increasingly important. This plan focuses on this area and its integration into The City of Bartlett. It addresses the future placement of major roads, public facilities, residential development and commercial centers within both areas. The goal of this effort is to preserve the same quality of services currently enjoyed by citizens of Bartlett in the future. This plan is formulated in conjunction with a Comprehensive Greenway Plan and a Bartlett Station Redevelopment Plan.

Existing Conditions

A visual survey of all land uses within the City of Bartlett and the North Basin reserve area forms the basis of this plan. Below, the results are compared to findings of previous years.

Land Use Acreages

	1975	1986	1996
Single Family Residential	713	3,050	6,370
Multi-Family Residential	28	60	60
Office	- -	29	45
Retail	64	162	298
Industrial	9	75	209

Residential

As shown, single-family residential uses dominate the Bartlett area. Residential neighborhoods are dispersed throughout the city. They range from zero lot line subdivisions to those consisting of large estate (2+ acres) sized lots. The age of these developments range from the early part of this century to those representing the building boom of recent decades. A limited number of multi-family developments also exist. The largest is a recently constructed apartment complex along Egypt Central Road adjacent to the Quail Ridge Golf Course. A smaller complex is located on Stage Road west of Elmore Park Road.

Commercial

The primary commercial corridor within the City of Bartlett is Stage Road. The area east of Bartlett Boulevard to Germantown Parkway is dominated by several large shopping centers and the Wolfchase Mall east of Germantown Road. Several large commercial centers also exist along Bartlett Boulevard south of the Stage Road intersection.

U.S. Highway 70, which travels diagonally through the city, has also developed with commercial uses. These developments are currently limited to an area bounded by Appling Road on the south and Germantown Road on the north. The majority of these are not retail oriented.

Office

As with commercial uses, the majority of office uses are located along Stage Road. The greatest concentration of office buildings is located between Bartlett Boulevard and U.S. Highway 70. These developments range from small single tenant buildings to moderate and large sized multi-tenant complexes. Many of the smaller buildings have been designed with a residential character that helps to diversify the streetscape.

Industrial

The main industrial district within the City of Bartlett is a large Planned Industrial Park at the intersection of U.S. Highway 64 and Appling Road. This development is generally bounded on the north by Ellis Road, on the east by Brunswick Road, and on the west by Fletcher Creek, designated by the City as part of its greenway system.

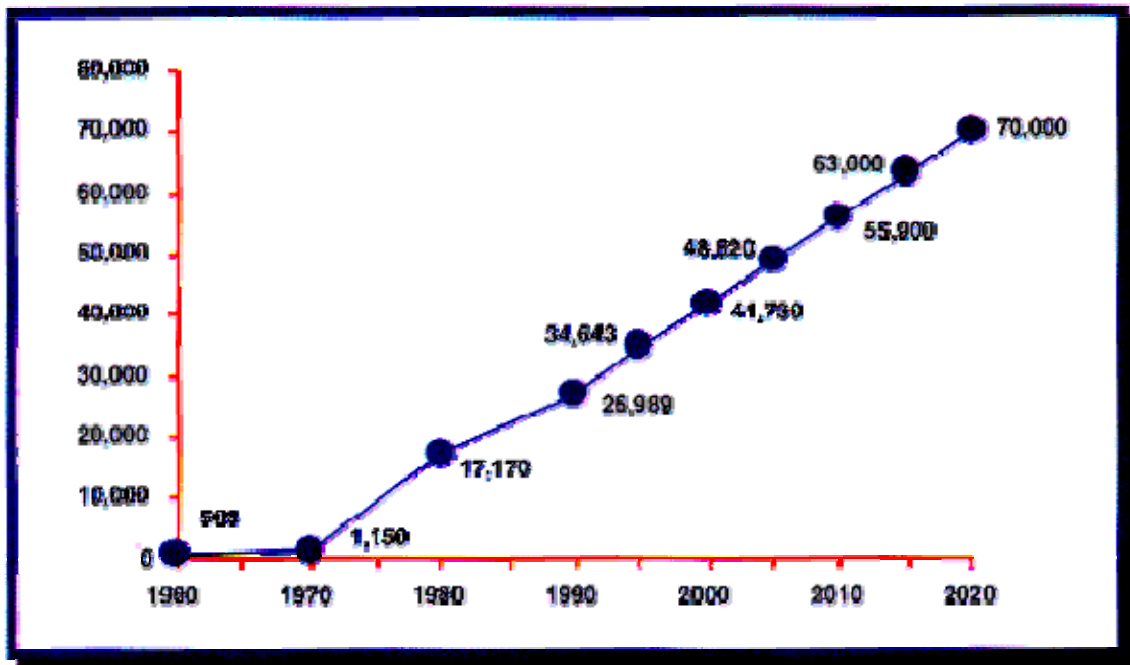
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As previously mentioned, there are over 4,000 acres of developable land remaining in the North Basin Reserve Area. This region is characterized by rolling topography, dense woodlands, and farmland. The Loosahatchie River and its floodplain form the northern boundary of the basin. A major goal of this plan is to protect this rural atmosphere as the area develops. Several assumptions have been made toward this end.

- Residential development should occur at a relatively low density of 2 lots per acre or less.
- Commercial development should be limited to designated centers to avoid strip development.
- Public facilities including parks, police protection, and fire protection should be provided at a level consistent with existing City of Bartlett standards.

The vacant land areas in the south basin will continue to be developed in accordance with the 1987 plan as updated by this Master Plan.

POPULATION PROJECTIONS



At latest count there were approximately 5,400 dwelling units existing or committed in the North Basin Area. At an average of 3 persons per unit, this represents over 16,000 persons.

Annexation of the North Basin Reserve Area will occur in phases, with certain constraints. State law limits the amount of land that can be annexed by ordinance by a city to 25% of the city's total existing land area over a two-year period. This would allow approximately 2,500 acres to be annexed every two years. Development will also be limited by the availability of sanitary sewer and water service. In 1991 a facility plan was developed to provide sewer and water service to the entire north basin area over the following 20 years. The extension of sewer service will begin in the western portion of the area and continue east in an orderly manner.

The City of Bartlett has conducted a detailed study of the developable land available in the six sub-basins that comprise the North Basin. The probability of redevelopment was assessed for each parcel. It was determined that at 2 lots per acre the North Basin will support 12,400 new housing units. This equates to 37,200 new persons. Added to the existing population, development of this area results in a population of 53,400 persons in the North Basin at ultimate buildout. When the entire North Basin area is annexed and developed, the City of Bartlett will reach a population of approximately 88,000.

Future Land Use

Residential Development: To preserve the rural character of the North Basin, future residential growth should be limited to low-density (2 lots per acre or less) developments.

Commercial Development: Future commercial development should be limited to designated centers. This study recommends that these centers be located in the following areas:

Community Centers (15+ acres)

- Germantown Road and Highway 70.
- Old Brownsville Road and Billy Maher Road. The majority of this development should occur between Old Brownsville Road and Austin Peay Highway.

Neighborhood Centers (10-15 acres)

- Germantown Road and Old Brownsville Road.

Industrial Development: The existing planned business park on Highway 64 still contains developable land. Future industry and expansion of existing industry should be encouraged in this area.

Public Facilities

Parks: Park development in the City of Bartlett is guided by the 1992 Parkland Ordinance. This Ordinance requires a neighborhood park of between 5 and 10 acres to be located generally within a one-half-mile radius of all residents. Larger community parks of between 75 and 100 acres are to be located within two miles of all residents.

Further, access to neighborhood parks should not be impeded by a major road. The proposed parks shown on this plan are sited using these guidelines.

Fire Protection: Three well-located fire stations adequately serve the existing city limits of Bartlett. Annexation has begun in the North Basin and an additional fire station will be constructed in the Rockyford and Old Brownsville Road vicinity. This station will adequately serve the initial stages of development in the North Basin. A more detailed study suggests that another station may be required in the easternmost part of the annexation reserve at such time that the Davieshire area is annexed. These five stations can adequately serve all of Bartlett and the reserve area.

Police Protection: The Applying Municipal Center will also house a new Criminal Justice Center. It will become the main Bartlett headquarters. A substation will remain at the current location. Only minor additions to this service will be required to serve the North Basin Area.

Major Roads

The following road projects have been determined to be a priority by the Planning Commission. Priority 1 items are recommended for construction within the next five years, and Priority 2 items are recommended for construction within the next five to ten years. Dedication and improvement are required for all Priority 1 projects, and dedication is required for all Priority 2 projects when they are submitted as part of a subdivision plan.

The following road and road segments have been placed in order of highest priority, with the first road being the most needed and the last the lowest priority.

Road Project	Segment	Right-of-Way	Priority
Germantown Road	Stage to Hwy. 70	160	1
Yale Road	Kirby Whitten to Brother	84	1
Brother Blvd.	Stage to Yale	106	1
Brother Blvd.	Yale to Germantown	84	1
Kirby Whitten Pkwy.	North of Egypt Central	114	1
Old Brownsville Rd.	All	114	1
Stage Road	Old Downtown Area	106	1
Appling Road	All	84	1
Bartlett Blvd.	North of Mphs. Arl.	106	1
Germantown Road	Hwy. 70 to River	160	2
St.Elmo	All	114	1
Egypt Central	All	84	1
New Brunswick	Stage to Loosahatchie	84	1
Hwy. 70	Elmore to Oak	114	1
Hwy. 70	Oak to Germantown	114	2
Loosahatchie Pkwy.	All	160	2
Elmore Road	All	84	2

This Master Plan was prepared by the ETI Corporation and was adopted by the Board of Mayor and Aldermen on December 10,1996.