

**Oakhaven  
Parkway  
Village  
Planning  
District  
Study**

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OAKHAVEN  
PARKWAY  
VILLAGE  
PLANNING  
DISTRICT  
STUDY

August, 1973

**1<sup>ST</sup>** in a series of  
Planning District Studies  
prepared by  
Memphis and Shelby County  
Planning Commission

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## **INTRODUCTION**

The purpose of this Oakhaven-Parkway Village Planning District Study is to provide guidance in decisions related to land use and the allocation of public resources. It is not a plan in the typical sense, but rather a compilation of information and recommendations to assist day-to-day decision making and to complement the Comprehensive Plan for Memphis and Shelby County. The Study includes a summary of previous planning efforts, an overview of existing conditions and trends in the Planning District, an assessment of the major problem and opportunity areas, and a suggested land development concept.

### **Framework for the Planning District Studies**

The Memphis and Shelby County Planning Commission operates within the framework of the Comprehensive Plan, which is composed of three basic elements: the Land Use Plan for Memphis and Shelby County, the ten-volume Community Facilities Study, and the Memphis Urban Area Transportation Study.

Following what is called the "Multiple Centers Concept", the Land Use Plan identifies six regional centers -- concentrated areas including shopping complexes, offices, apartments and community facilities -- to serve residents of the City and County (see Figure 1). The Land Use Plan locates these six high-intensity

# LAND USE PLAN FOR MEMPHIS AND SHELBY COUNTY

## LEGEND:



Regional Center



Subcenter



Industrial



Urbanized Area

Prepared by:  
Memphis and Shelby County  
Planning Commission

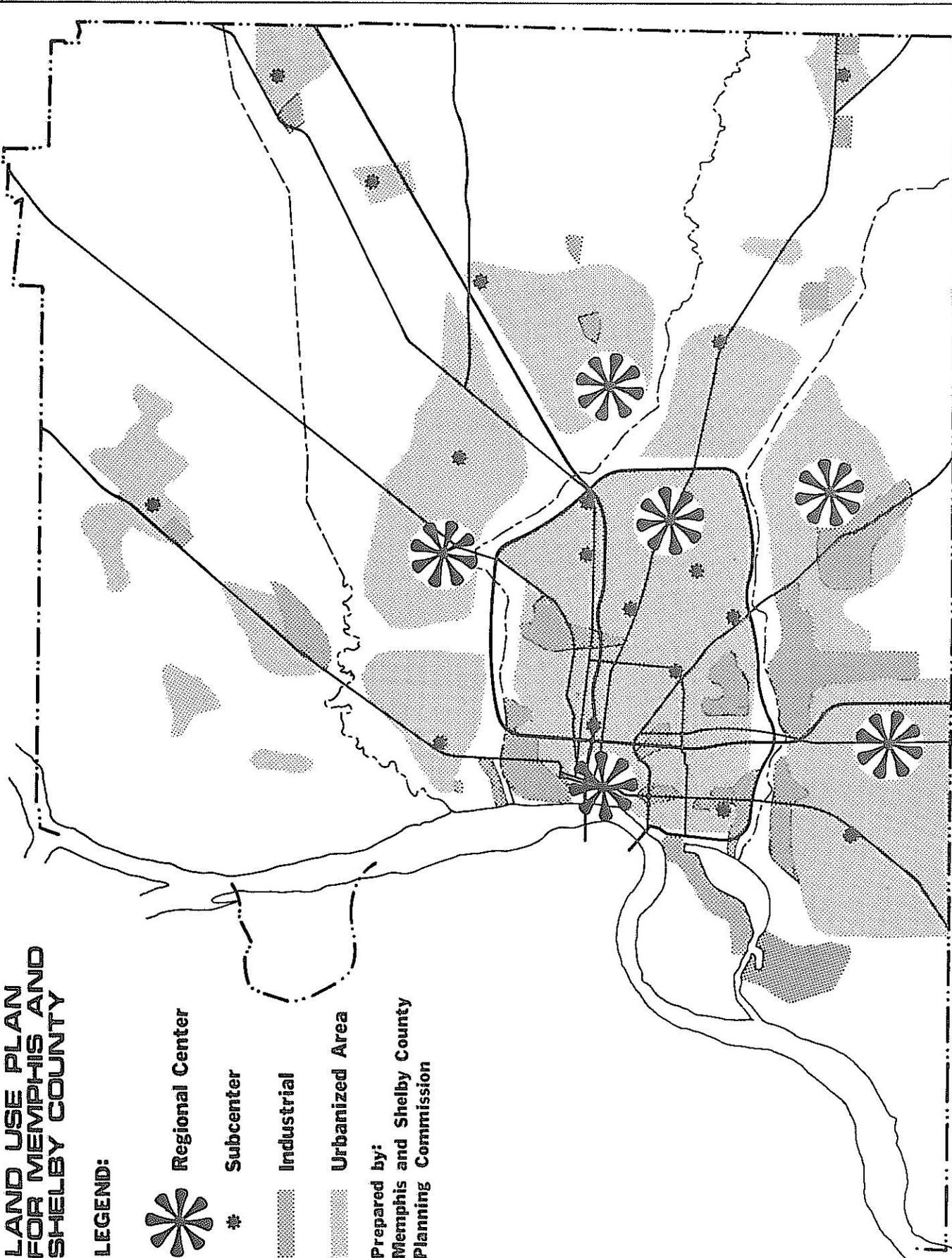


Figure 1

living and service areas strategically throughout the County, producing largely self-contained communities. The Downtown-Medical Center area, the Southland Mall area in Whitehaven, the Laurelwood-Eastgate area in East Memphis, and the Raleigh Springs Mall area in Raleigh are applied examples of this concept.

In 1968, two years after the adoption of the general Land Use Plan for Memphis and Shelby County, the Planning Commission adopted a series of Community Facilities Studies as the second element of the Comprehensive Plan. These studies deal with libraries, water supply and distribution, sanitary sewers, storm drainage, parks and recreation, cultural environment, institutions, schools, fire protection, and refuse collection and disposal. Each study sets standards and proposes locations for new facilities to serve the population in the developed and developing areas of the City and County. One of these studies, the Parks, Recreation and Conservation Plan, was updated in 1972, and the others are scheduled for updating in the near future.

The third element is the Memphis Urban Area Transportation Study (MUATS) Plan adopted by the Planning Commission and the legislative bodies of Memphis and Shelby County in 1969 (see Figure 2). It sets the general alignment for new expressways, parkways, and major roads throughout the metropolitan area. The Plan also

# MEMPHIS URBAN AREA TRANSPORTATION STUDY

## Recommended Transportation Plan

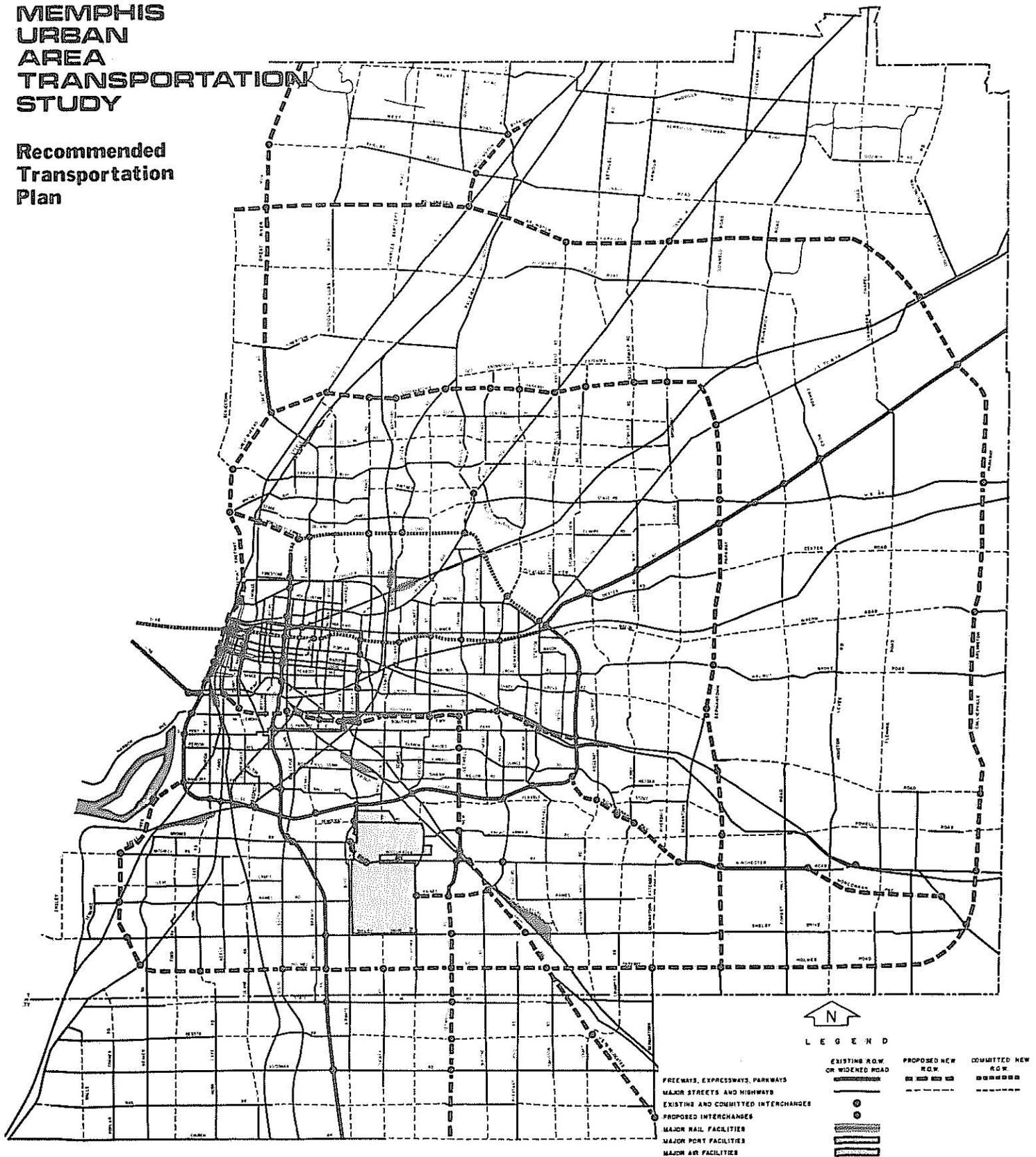


Figure 2

recommends standards and priorities for street widening and other road improvements. The MUATS Plan is supplemented by special studies dealing with mass transit, air, rail, and water transportation.

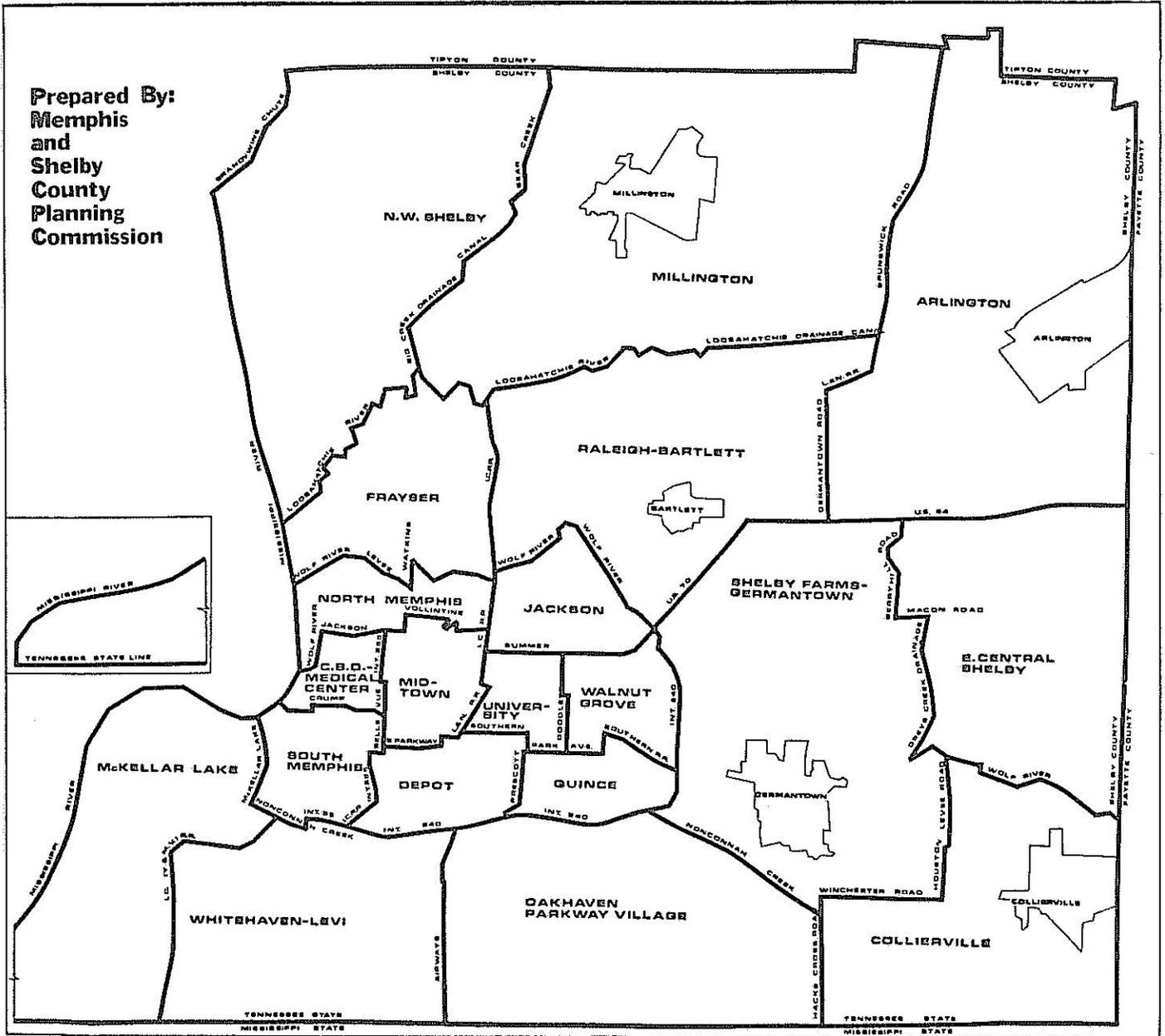
The functions of the three Comprehensive Plan elements interrelate. The general Land Use Plan designates where major land use activities should be located, the MUATS Plan supplies the framework for moving people and goods from place to place within the context of the Land Use Plan, and the Community Facilities Studies show when and where to place facilities and services to provide for the community's needs.

### **The Planning District Study Concept**

The three Comprehensive Plan elements cover the entire County and, due to their general nature, cannot be used as the sole basis for day-to-day decision making. Existing conditions, unforeseen development, and current problems and opportunities must also be considered. The Planning District Studies will complement the Comprehensive Plan by supplying much of this additional information.

Memphis and Shelby County has been divided into 20 Planning Districts, using various boundaries (natural and man-made) such as waterways, railroads, expressways, and census tract lines (see Figure 3). A Planning District is composed of a number of

**Figure 3: PLANNING DISTRICTS FOR MEMPHIS & SHELBY COUNTY**



neighborhoods and is large enough to include a full array of community facilities and services, but small enough to allow detailed analysis.

For each District, data on population, housing, economy, environmental factors, transportation and land use trends will be collected and analyzed. Each study will identify and discuss problems and opportunities facing the area and suggest solutions or courses of action. In addition, a proposed Land Development Concept will result from the study, providing a growth schematic showing future working, living, shopping and recreational areas.

Each Planning District Study will be presented to the Planning Commission for review and adoption, then forwarded to the legislative bodies, residents, property owners, and interested citizens. The Planning District Studies will then provide guidance in decisions related to land development, redevelopment, and the allocation of public resources. Further, the Studies will aid individuals and organizations evaluating the communities within Memphis and Shelby County as places in which to live or to invest money.

## I ANALYSIS

The Oakhaven-Parkway Village Planning District is a suburban area located in the south central portion of Shelby County. Interstate Route 240 and Nonconnah Creek border it on the north and Hacks Cross Road forms the eastern limit; the Tennessee-Mississippi State Line is on the south and Airways Boulevard is the western boundary (see Figure 4). Other landmarks include the Memphis International Airport, the Frisco Railroad's Tennessee Yards, McKellar Park, and Fox Meadows Golf Course. The Planning District covers 37,720 acres or about 8 percent of the total County area.

Oakhaven-Parkway Village is one of the newest parts of the Memphis urban area. Single-family residential development did not begin on a large scale until the early 1960's, and extensive apartment development has occurred only in the last few years. Prior to the 1960's, development was concentrated in the small communities of Oakville (Lamar Avenue-Knight Arnold Road area) and Capleville (Lamar Avenue-Shelby Drive area). The Memphis City Limits were not extended into the Planning District until 1963 when the airport and adjacent areas were annexed. By the end of 1965, an additional 10,150 acres had been annexed, and at the present time approximately 17,350 acres (46 percent of the Planning District) are within the City of Memphis.

## Population

From 1960 to 1970, Oakhaven-Parkway Village led the other Planning Districts in population growth with an increase of 166 percent. This compares to the next highest growth rate of 102 percent in Raleigh-Bartlett and a County-wide increase of only 15 percent. (The Appendix provides more detailed statistical information concerning population and other characteristics of Oakhaven-Parkway Village in comparison with the other Planning Districts). The Planning Commission expects the population of Oakhaven-Parkway Village to reach 71,000 by 1980 and 100,000 by 1990 (see Table I).

**Table I: Population Trends and Composition**

| Census Tract Number* | Population |         |         |         | Non-White Percent of 1970 Total |
|----------------------|------------|---------|---------|---------|---------------------------------|
|                      | 1960       | 1970    | 1980    | 1990    |                                 |
| 104 (part)**         | --         | 717     | --      | --      | 5.5 %                           |
| 105                  | --         | 2,765   | --      | --      | 10.8 %                          |
| 106                  | --         | 11,102  | --      | --      | 1.4 %                           |
| 107                  | --         | 8,642   | --      | --      | 0.1 %                           |
| 108                  | --         | 7,466   | --      | --      | 0.6 %                           |
| 109                  | --         | 1,761   | --      | --      | 3.2 %                           |
| 110                  | --         | 6,598   | --      | --      | 1.7 %                           |
| 217                  | 3,382      | 3,022   | --      | --      | 50.4 %                          |
| 218                  | 4,379      | --      | --      | --      | --                              |
| 219                  | 8,233      | 374     | --      | --      | 70.3 %                          |
| Planning District    | 15,994     | 42,447  | 71,000  | 100,000 | 6.0 %                           |
| Shelby County        | 627,019    | 722,011 | 841,900 | 992,930 | 36.9 %                          |

\* Many of the census tract boundaries in this Planning District were altered between 1960 and 1970 and tract numbers were changed (Figure 4 shows the 1970 tract boundaries and numbers). As a result of these changes, comparable data for 1960 and 1970 is not available for most tracts.

\*\* The Planning District boundary bisects census tract 104, and the data shown in Table 1 and all subsequent tables applies only to that part of census tract 104 that is within Oakhaven-Parkway Village.

Source: 1960 and 1970 U. S. Census; projections from Memphis and Shelby County: Population, Housing, Economy (January, 1973), published by the Planning Commission.

Most of the non-white population (6 percent of the total) is located in the sparsely developed areas outside the Memphis City Limits and in two public housing projects -- Walter Simmons Estates (in the vicinity of the Lamar Avenue-Knight Arnold Road intersection) and Getwell Gardens (in the vicinity of the Getwell Road-Winchester Road intersection).

### Income

According to the 1970 U. S. Census, median family income for the Planning District was \$11,091 as compared to \$8,671 for Shelby County as a whole (see Table II). Within the Planning District, median family income ranged from a high of \$13,438 in census tract 107 to a low of \$5,550 in census tract 219.

**Table II: Median Family Income**

| Census Tract Number | Number of Families | Median Family Income-1969 |
|---------------------|--------------------|---------------------------|
| 104 (part)          | 193                | \$ 7,833                  |
| 105                 | 677                | \$ 8,710                  |
| 106                 | 2,970              | \$10,154                  |
| 107                 | 2,224              | \$13,438                  |
| 108                 | 1,923              | \$12,960                  |
| 109                 | 488                | \$11,495                  |
| 110                 | 1,708              | \$10,661                  |
| 217                 | 653                | \$ 6,788                  |
| 219                 | 79                 | \$ 5,550                  |
| Planning District   | 10,915             | \$11,091                  |
| Shelby County       | 175,068            | \$ 8,671                  |

Source: 1970 U. S. Census

## Housing

In 1970, 80 percent of the almost 13,000 housing units in Oakhaven-Parkway Village were single-family dwellings (see Table III).

Duplex and multi-family housing constituted the remaining 2,623 dwellings (20 percent).

Approximately 67 percent of the housing units in 1970 were owner-occupied. Another 26 percent were renter-occupied, and the remaining 7 percent were vacant.

**Table III: Housing Characteristics**

| Census Tract Number | Number of Year-round Housing Units | Percent Owner Occupied | Percent One Unit Structures |
|---------------------|------------------------------------|------------------------|-----------------------------|
| 104 (part)          | 279                                | 76.5 %                 | 86.2 %                      |
| 105                 | 1,094                              | 43.1 %                 | 56.7 %                      |
| 106                 | 3,542                              | 59.5 %                 | 66.8 %                      |
| 107                 | 2,395                              | 85.3 %                 | 93.2 %                      |
| 108                 | 2,362                              | 68.5 %                 | 78.7 %                      |
| 109                 | 546                                | 68.1 %                 | 83.7 %                      |
| 110                 | 1,838                              | 77.0 %                 | 90.9 %                      |
| 217                 | 780                                | 49.2 %                 | 96.3 %                      |
| 219                 | 104                                | 54.8 %                 | 94.2 %                      |
| Planning District   | 12,940                             | 67.0 %                 | 79.6 %                      |
| Shelby County       | 222,604                            | 55.2 %                 | 71.6 %                      |

Source: 1970 U. S. Census

## **Residential Growth**

Oakhaven-Parkway Village has topped all other Planning Districts in residential growth during the past several years. From April 1, 1970 (the date the U. S. Census was taken) through December 31, 1972, building permits were issued for 9,800 new units, accounting for 29 percent of the total for Memphis and the unincorporated areas of Shelby County (see Appendix Table A-6). Of the total for the Planning District, 19 percent were issued for single-family homes, 10 percent for duplexes, 11 percent for townhouses, and the remaining 60 percent for apartments.

## **Land Use and Zoning**

The existing land uses in Oakhaven-Parkway Village are shown in generalized form in Figure 5. Residential uses are concentrated in the northeast section, except for the Oakhaven community (south of Winchester Road and west of Tchulahoma Road). Commercial uses are scattered throughout the District, primarily at major road intersections. Industrial, distribution and warehousing uses, offering significant employment opportunities, are located in the Airport Industrial Park area (south of Winchester Road and east of Getwell Road) and in the area surrounding the Schlitz Brewery (in the vicinity of Raines Road and Outland Road). The Memphis International Airport and McKellar Park serve as a boundary with the Whitehaven area to the west.

Approximately two-thirds of the land within Oakhaven-Parkway Village is undeveloped, but a great surplus of land is zoned for urban uses (see Figure 5 and Table IV). The ratio of land zoned to land actually used is: two to one for single-family residences, six to one for multi-family purposes, four to one for commercial purposes, and two to one for industrial purposes.

**Table IV: Zoning and Land Use Comparison**

| ZONING  |               |                  | LAND USE  |               |                  |
|---|---------------|------------------|---|---------------|------------------|
| Zoning District   | Acreage       | Percent of Total | Land Use Category                                 | Acreage       | Percent of Total |
| Single-Family<br>(R, R-1, R-1-A, R-2)                   | 8,940         | 23.7 %           | Single-Family                                     | 4,677         | 12.4 %           |
| Duplex<br>(R-3)   | 189           | 0.5 %            | Two-Family  | 75            | 0.2 %            |
| Multi-Family<br>(R-TH, R-3-A, R-4-A,<br>R-4, R-4P, R-5) | 3,621         | 9.6 %            | Multi-Family                                      | 641           | 1.7 %            |
| Office<br>(O-1, O-2)                                    | 75            | 0.2 %            | Retail Sales<br>and Offices                       | 490           | 1.3 %            |
| Commercial<br>(SC-1, C-1, C-2,<br>C-3)                  | 1,773         | 4.7 %            |   |               |                  |
| Light Manufacturing<br>(M-L, M-1, M-2)                  | 6,676         | 17.7 %           | Wholesale and<br>Warehousing                      | 565           | 1.5 %            |
| Heavy Manufacturing<br>(M-3, M-4)                       | 2,226         | 5.9 %            | Transportation,<br>Communication<br>and Utilities | 2,980         | 7.9 %            |
|   |               |                  | Manufacturing                                     | 905           | 2.4 %            |
| Agriculture<br>(AG)                                     | 13,994        | 37.1 %           | Public and Quasi<br>Public                        | 716           | 1.9 %            |
| Not Zoned<br>(Interstate-240)                           | 226           | 0.6 %            | Open Space and<br>Recreation                      | 1,248         | 3.3 %            |
|   |               |                  | Vacant  | 25,423        | 67.4 %           |
| <b>Total</b>  | <b>37,720</b> | <b>100.0 %</b>   |   | <b>37,720</b> | <b>100.0 %</b>   |

Source: Memphis and Shelby County Planning Commission, March 1, 1973.

## **Community Facilities**

Existing community facilities in Oakhaven-Parkway Village -- parks, schools, libraries, fire stations, and major sewer lines -- are shown in Figure 6. Major recreational facilities in the District include McKellar Park (and golf course) and the Fox Meadows Golf Course. Schools in the area include Oakhaven, Sheffield, and Wooddale High Schools, in addition to one junior high and seven elementary schools. Memphis Christian College (located at the intersection of Knight Road and Knight Arnold Road) offers a four-year bachelor's degree in religious studies. Other community facilities in Oakhaven-Parkway Village include a branch of the Memphis Public Library (located at the intersection of Perkins Road and Knight Arnold Road) and five fire stations operated by the Memphis Fire Department.

## **Environmental Factors**

The flat to gently-rolling topography in Oakhaven-Parkway Village offers no severe constraints to development. Except for localized drainage problems, soil conditions are generally suitable for urban development. The major natural limitations are posed by the floodplains of Nonconnah Creek, John's Creek, and their tributaries. The 100-year flood level, as determined by the U. S. Army Corps

of Engineers in 1972, is shown in Figure 7. The Chickasaw Basin Authority (the state-created agency with jurisdiction over the major drainage areas in Shelby and adjoining Tennessee counties) and the U. S. Soil Conservation Service have proposed three flood retention reservoirs on John's Creek, south of Shelby Drive, as part of a flood control program for this basin.

Another major environmental factor is the noise pollution associated with the Memphis International Airport. The extent and effect of aircraft noise are difficult to assess, but Figure 7 delimits the area in which the Federal Housing Administration (FHA) will not insure mortgages due to noise exposure.

## II PROBLEM AND OPPORTUNITY AREAS

The Oakhaven-Parkway Village Planning District includes a number of areas that present significant problems and opportunities related to land development (see Figure 8). An understanding of these conditions is important for decisions regarding land use and the allocation of public resources. The following discussion centers on the major problem and opportunity areas, and suggests various solutions and courses of action.

### **Airport Environment**

This area includes most of the land in the western portion of the Planning District, with the airport itself encompassing approximately 3500 acres.

The Memphis International Airport produces both positive and negative impacts on its environment. On the positive side, the airport stimulates economic growth by the creation of employment opportunities and demands for related facilities and services. More than 3000 persons are employed at the Memphis International Airport itself. Numerous related facilities and services have also located in the airport area to accommodate air travelers and the air freight industry.

However, the airport also causes noise and air pollution and creates safety hazards. The disadvantages attributable to the

airport are most critical in residential areas such as the Oakhaven community (south of Winchester and west of Tchulahoma). Unfortunately much of the undeveloped land in the airport vicinity is within or adjacent to established residential areas. A strategy must be developed to avoid residential construction in the most critical areas and to limit residential densities, while, at the same time allowing reasonable uses of the affected properties.

#### **Interstate 240-Nonconnah Creek Corridor**

This corridor encompasses properties bordering Interstate Route 240, including the Nonconnah Creek floodplain. While most of the land in the northern portion of the Planning District has been developed, much of this land bordering I-240 and in the floodplain has not.

A number of factors interact to produce both problems and opportunities within this corridor. Opportunities are posed by the access and visibility provided by I-240. Properties adjacent to the expressway interchanges at Airways, Getwell, Perkins, and Mt. Moriah are among the most accessible in the entire urban area, and all of the properties along I-240 enjoy good visibility. A number of expressway-oriented developments, including office parks, shopping areas, and automobile dealerships, have already occurred in the corridor and additional projects are in the planning stages.

However, the advantages provided by I-240 also create a number of problems. Much of the land in this corridor is in the Nonconnah Creek floodplain and must be filled above flood level before development can begin. Extensive filling will alter the floodplain, endangering residential communities and other existing developments along the Creek. Stringent administration of development codes, publicly-funded flood control measures, and minimum disturbance of the floodplain as a design element of private developments are all necessary to offset this problem.

Land development in this corridor is also constrained by proposed recreational uses along Nonconnah Creek. The Planning Commission and the Chickasaw Basin Authority have proposed a 600 foot-wide greenbelt along Nonconnah as part of a County-wide park and greenbelt system. However, a program for implementing the greenbelt plan has not been set forth as yet. Such a program deserves high priority so that private developers can properly incorporate the greenbelt into individual projects. At a minimum, this program should include definite boundaries for the greenbelt, proposed uses, and commitment of public funds for the necessary improvements.

### **Lamar Avenue-Frisco Railroad Corridor**

This corridor extends from Interstate Route 240 south to the Tennessee State Line, including Lamar Avenue (U. S. 78), the

main line of the Frisco Railroad, and the Frisco's Tennessee Yards. Existing land uses in the corridor include strip commercial development, scattered single-family homes, a few multi-family complexes, and a mixture of other uses with frontage on Lamar. Also included are Holiday City, the Capleville community, and a semi-rural area south of Capleville.

A number of changes can be expected in this area during the next few years, triggered largely by major road improvements on Lamar Avenue. The Tennessee Department of Transportation has programmed reconstruction of Lamar from I-240 to the State Line to provide a four- to six-lane facility with turning lanes or a grass median along most segments. Improvements have been completed from I-240 to Getwell, and the section from Getwell south is scheduled for completion within 18 months.

These improvements, coupled with the influence of the Frisco Railroad, will accelerate the transition of land uses in this corridor. With good highway and rail access, the area will be well-suited for office, warehousing, distribution, and light manufacturing uses.

It is expected that existing uses, particularly the isolated single-family homes and marginal commercial developments, will be replaced, and development will commence on some of the semi-rural properties to the south.

For several reasons, careful attention must be given to decisions regarding land use in this corridor. First, the capacity and safety of improved Lamar Avenue can be maintained only if new development in the corridor is planned and controlled to minimize congestion and conflicting turning movements. Second, decisions regarding individual properties must include consideration of forthcoming changes on adjacent parcels, with the ultimate aim of creating an efficient land use pattern. Third, adjacent residential areas must be buffered and protected from encroachment by the types of land uses expected in the Lamar Avenue corridor.

### **Regional Center Area**

The Land Use Plan for Memphis and Shelby County proposes a Regional Center -- a concentrated living and service area including regional shopping complexes, offices, apartments, and community facilities -- in southeast Shelby County. Rezoning decisions have located this Center in the vicinity of Hickory Hill and Winchester Roads. At the present time, however, very little development has actually occurred.

This area offers a unique opportunity to apply sound planning principles in the creation of a Regional Center without preexisting constraints. Unlike land surrounding the existing Centers (such as the Downtown, Southland Mall, and Raleigh Springs Mall areas)

the Hickory Hill-Winchester site is virtually undeveloped and many large tracts are held under single ownerships. As a result, the haphazard land use patterns common to the other Centers can be avoided.

An overall development program should be articulated for this Center with the aim of promoting an efficient, attractive living environment. This strategy should include a detailed land use plan and a procedure for using public funds as leverage to encourage the desired pattern and intensity of land use.

### III 1990 LAND DEVELOPMENT CONCEPT

The 1990 Land Development Concept is depicted in a growth schematic which shows proposed living, shopping, recreation and working areas for Oakhaven-Parkway Village (see Figure 9). This schematic is a refinement of the Land Use Plan for Memphis and Shelby County to account for existing conditions, trends, problems and opportunities in the Planning District.

A large portion of Oakhaven-Parkway Village is to remain predominantly residential -- neighborhoods of homes combined with schools, parks, churches, and neighborhood shopping facilities. These residential areas should contain a diversity of housing types, with apartments located near the designated Community and Regional Centers. Residential densities should decrease as distances from the Centers increase.

Twelve Community Centers are sited at existing and proposed major road intersections in Oakhaven-Parkway Village. The recommended sites acknowledge existing conditions in the already developed areas, but future Centers are concentrated at a few intersections which are accessible to the largest portions of the urbanizing area. These Community Centers should serve a number of neighborhoods with such tenants as junior department stores, supermarkets, and personal service establishments.

The Regional Center, located at Hickory Hill and Winchester, will be the regional focus for the Planning District, providing a range of goods and services which the smaller Community Centers cannot offer. The Regional Center should contain high-density residential, commercial and office uses, public services and facilities, entertainment and cultural attractions.

Major recreational areas are also shown on the Land Development Concept -- McKellar Park, the Nonconnah Greenbelt, Fox Meadows Golf Course, and a proposed large urban park in the vicinity of Shelby Drive and Clark Road.

The designated employment concentration generally encompasses the Lamar Avenue-Frisco Railroad corridor and the area north of Memphis International Airport. Office, industrial, warehousing, and distribution complexes should be encouraged to locate in these areas.

The Land Development Concept also endorses the 1990 urban boundary recommended in the Land Use Plan for Memphis and Shelby County. The area within these limits can easily accommodate the expected 1990 population for Oakhaven-Parkway Village. Large-scale development beyond these boundaries should be discouraged, to avoid a scattered land use pattern requiring costly and inefficient extensions of public facilities and services.

**APPENDIX**

**Table A-1**

**AREA AND POPULATION BY PLANNING DISTRICT, 1960-1970**

| Planning District        | Area in Acres<br>(Approximate) | Population |         | Percentage<br>Change for<br>Decade | Non-White<br>Percentage<br>of 1970<br>Total |
|--------------------------|--------------------------------|------------|---------|------------------------------------|---|
|                          |                                | 1960       | 1970    |                                    |   |
| Arlington                | 59,300                         | 5,811      | 5,730   | -1.4 %                             | 55.4 %                                      |
| C.B.D.-Medical Center    | 3,280                          | 48,749     | 33,674  | -30.9 %                            | 70.9 %                                      |
| Collierville             | 30,000                         | 4,671      | 5,605   | 19.4 %                             | 40.9 %                                      |
| Depot                    | 7,100                          | 62,567     | 68,218  | 9.0 %                              | 64.1 %                                      |
| E. Central Shelby        | 29,000                         | 2,857      | 2,517   | -11.9 %                            | 54.5 %                                      |
| Frayser                  | 15,090                         | 28,826     | 45,359  | 57.3 %                             | 3.5 %                                       |
| Jackson                  | 7,330                          | 51,564     | 50,543  | -1.9 %                             | 12.4 %                                      |
| McKellar Lake            | 33,640                         | 39         | 33      | -15.0 %                            | *   |
| Midtown                  | 6,280                          | 64,309     | 58,132  | -9.6 %                             | 17.8 %                                      |
| Millington               | 59,600                         | 26,347     | 30,008  | 13.6 %                             | 17.5 %                                      |
| North Memphis            | 7,560                          | 63,296     | 61,418  | -2.9 %                             | 88.1 %                                      |
| Northwest Shelby         | 57,000                         | 3,406      | 2,827   | -16.9 %                            | 25.4 %                                      |
| Oakhaven-Parkway Village | 37,720                         | 15,994     | 42,447  | 166.2 %                            | 6.0 %                                       |
| Quince                   | 5,330                          | 41,532     | 43,100  | 3.8 %                              | 1.6 %                                       |
| Raleigh-Bartlett         | 36,400                         | 15,383     | 31,063  | 101.9 %                            | 12.4 %                                      |
| Shelby Farms-Germantown  | 46,740                         | 9,292      | 17,939  | 93.1 %                             | 16.1 %                                      |
| South Memphis            | 6,900                          | 79,102     | 77,721  | -1.7 %                             | 97.3 %                                      |
| University               | 4,150                          | 33,484     | 30,962  | -7.5 %                             | 26.2 %                                      |
| Walnut Grove             | 6,210                          | 24,056     | 27,666  | 14.9 %                             | 2.2 %                                       |
| Whitehaven-Levi          | 27,040                         | 45,734     | 87,149  | 90.5 %                             | 24.0 %                                      |
| Shelby County            | 485,670                        | 627,019    | 722,111 | 15.1 %                             | 37.2 %                                      |

\*Indicates suppression of census data for tract.

Source: 1960 and 1970 U. S. Censuses

**Table A-2**

## POPULATION PROJECTIONS BY PLANNING DISTRICT, 1980-1990

| Planning District        | 1970    | 1980    | 1990    |
|--------------------------|---------|---------|---------|
| Arlington                | 5,730   | 9,000   | 12,500  |
| C.B.D.-Medical Center    | 33,674  | 26,000  | 23,000  |
| Collierville             | 5,605   | 8,000   | 20,000  |
| Depot                    | 68,218  | 71,000  | 70,000  |
| E. Central Shelby        | 2,517   | 3,800   | 7,000   |
|                          |         |         |         |
| Frayser                  | 45,359  | 55,000  | 57,000  |
| Jackson                  | 50,543  | 49,500  | 48,500  |
| McKellar Lake            | 33      | 30      | 30      |
| Midtown                  | 58,132  | 55,000  | 48,500  |
| Millington               | 30,008  | 35,800  | 43,000  |
|                          |         |         |         |
| North Memphis            | 61,418  | 58,000  | 55,500  |
| Northwest Shelby         | 2,827   | 20,000  | 40,000  |
| Oakhaven-Parkway Village | 42,447  | 71,000  | 100,000 |
| Quince                   | 43,100  | 45,000  | 42,000  |
| Raleigh-Bartlett         | 31,063  | 62,000  | 95,000  |
|                          |         |         |         |
| Shelby Farms-Germantown  | 17,939  | 33,270  | 80,000  |
| South Memphis            | 77,721  | 74,500  | 70,000  |
| University               | 30,962  | 30,000  | 29,000  |
| Walnut Grove             | 27,666  | 29,500  | 30,000  |
| Whitehaven-Levi          | 87,149  | 106,000 | 120,000 |
|                          |         |         |         |
| Shelby County-Total      | 722,111 | 842,400 | 991,030 |

Source: Memphis and Shelby County Planning Commission

**Table A-3**

HOUSING OCCUPANCY CHARACTERISTICS BY PLANNING DISTRICT, 1970

| Planning District        | Owner Occupied | Percent of Total | Renter Occupied | Percent of Total | Vacant Year-Round | Percent of Total | Total Year-Round Housing Units |
|--------------------------|----------------|------------------|-----------------|------------------|-------------------|------------------|--------------------------------|
| Arlington                | 730            | 50.7 %           | 647             | 44.9 %           | 62                | 4.4 %            | 1,439                          |
| C.B.D.-Medical Center    | 963            | 7.6 %            | 10,747          | 85.9 %           | 815               | 6.5 %            | 12,525                         |
| Collierville             | 810            | 52.6 %           | 628             | 40.8 %           | 103               | 6.6 %            | 1,541                          |
| Depot                    | 11,765         | 56.6 %           | 8,607           | 41.4 %           | 418               | 2.0 %            | 20,790                         |
| E. Central Shelby        | 341            | 51.5 %           | 283             | 42.9 %           | 37                | 5.6 %            | 661                            |
| Frayser                  | 9,717          | 74.1 %           | 3,058           | 23.4 %           | 331               | 2.5 %            | 13,106                         |
| Jackson                  | 11,009         | 66.4 %           | 5,151           | 31.0 %           | 426               | 2.6 %            | 16,586                         |
| McKellar Lake            | *              | --               | 2               | 25.0 %           | 5                 | 62.5 %           | 8                              |
| Mid-Town                 | 10,019         | 39.5 %           | 13,768          | 54.4 %           | 1,516             | 6.1 %            | 25,303                         |
| Millington               | 2,046          | 33.6 %           | 3,811           | 62.5 %           | 244               | 3.9 %            | 6,101                          |
| North Memphis            | 6,312          | 36.2 %           | 10,485          | 60.2 %           | 633               | 3.6 %            | 17,430                         |
| Northwest Shelby         | 496            | 59.0 %           | 306             | 36.5 %           | 38                | 4.5 %            | 840                            |
| Oakhaven-Parkway Village | 8,681          | 67.0 %           | 3,360           | 26.0 %           | 899               | 7.0 %            | 12,940                         |
| Quince                   | 10,546         | 78.4 %           | 2,657           | 19.8 %           | 243               | 1.8 %            | 13,446                         |
| Raleigh-Bartlett         | 7,128          | 82.9 %           | 1,147           | 13.4 %           | 323               | 3.7 %            | 8,598                          |
| Shelby Farms-Germantown  | 3,419          | 68.9 %           | 1,134           | 22.9 %           | 404               | 8.2 %            | 4,957                          |
| South Memphis            | 8,348          | 39.5 %           | 12,176          | 57.6 %           | 618               | 2.9 %            | 21,142                         |
| University               | 5,867          | 53.1 %           | 4,686           | 42.3 %           | 509               | 4.6 %            | 11,062                         |
| Walnut Grove             | 6,928          | 80.3 %           | 1,471           | 17.0 %           | 236               | 2.7 %            | 8,635                          |
| Whitehaven-Levi          | 17,603         | 69.0 %           | 6,674           | 26.3 %           | 1,217             | 4.7 %            | 25,494                         |
| Shelby County-Total      | 122,728        | 55.2 %           | 90,799          | 40.8 %           | 9,077             | 4.0 %            | 222,604                        |

\*Indicates suppression of census data for tract.

Source: 1970 U. S. Census

**Table A-4**

**TYPE OF DWELLING UNITS BY PLANNING DISTRICT, 1970**

| Planning District        | Units in Structure** |      |        |      |        |      |         |      |       |      | Total**<br>Units |
|--------------------------|----------------------|------|--------|------|--------|------|---------|------|-------|------|------------------|
|                          | 1*                   | %    | 2      | %    | 3 & 4  | %    | 5 to 49 | %    | 50 +  | %    |                  |
| Arlington                | 1,412                | 97.1 | 41     | 2.9  | --     | --   | --      | --   | --    | --   | 1,453            |
| C.B.D.-Medical Center    | 2,958                | 23.7 | 887    | 7.1  | 1,001  | 7.9  | 5,927   | 47.4 | 1,746 | 13.9 | 12,519           |
| Collierville             | 1,366                | 88.7 | 78     | 5.0  | 35     | 2.3  | 62      | 4.0  | --    | --   | 1,541            |
| Depot                    | 15,273               | 73.3 | 2,110  | 10.1 | 808    | 3.8  | 2,102   | 10.0 | 520   | 2.4  | 20,813           |
| E. Central Shelby        | 657                  | 99.3 | --     | --   | 4      | 0.7  | --      | --   | --    | --   | 661              |
| Frayser                  | 11,587               | 88.4 | 219    | 1.6  | 87     | 0.7  | 1,085   | 8.3  | 133   | 1.0  | 13,111           |
| Jackson                  | 13,608               | 81.9 | 1,520  | 9.2  | 193    | 1.2  | 1,033   | 6.3  | 242   | 1.4  | 16,596           |
| McKellar Lake            | --                   | --   | --     | --   | --     | --   | --      | --   | --    | --   | --               |
| Mid-Town                 | 12,136               | 47.9 | 4,145  | 16.4 | 2,557  | 10.2 | 4,798   | 18.9 | 1,669 | 6.6  | 25,305           |
| Millington               | 4,329                | 71.0 | 823    | 13.6 | 427    | 7.0  | 500     | 8.3  | 10    | 0.1  | 6,089            |
| North Memphis            | 10,512               | 60.5 | 3,368  | 19.4 | 877    | 5.0  | 2,504   | 14.4 | 131   | 0.7  | 17,392           |
| Northwest Shelby         | 814                  | 97.2 | 16     | 1.9  | 4      | 0.4  | 5       | 0.5  | --    | --   | 839              |
| Oakhaven-Parkway Village | 10,294               | 79.6 | 169    | 1.4  | 338    | 2.6  | 1,903   | 14.7 | 213   | 1.7  | 12,917           |
| Quince                   | 12,295               | 91.5 | 232    | 1.7  | 168    | 1.3  | 555     | 4.2  | 187   | 1.3  | 13,437           |
| Raleigh-Bartlett         | 8,404                | 97.6 | 116    | 1.4  | 11     | 0.2  | 76      | 0.8  | --    | --   | 8,607            |
| Shelby Farms-Germantown  | 4,384                | 88.0 | 26     | 0.5  | 55     | 1.2  | 478     | 9.6  | 35    | 0.7  | 4,978            |
| South Memphis            | 13,566               | 64.2 | 2,494  | 11.8 | 1,501  | 7.0  | 3,439   | 16.3 | 146   | 0.7  | 21,146           |
| University               | 7,439                | 67.3 | 1,404  | 12.8 | 494    | 4.4  | 1,263   | 11.5 | 449   | 4.0  | 11,049           |
| Walnut Grove             | 7,561                | 87.4 | 66     | 0.7  | 320    | 3.7  | 397     | 4.5  | 301   | 3.4  | 8,645            |
| Whitehaven-Levi          | 20,925               | 82.2 | 425    | 1.6  | 1,196  | 4.7  | 2,666   | 10.5 | 268   | 1.0  | 25,480           |
| Shelby County-Total      | 159,520              | 71.6 | 18,139 | 8.1  | 10,076 | 4.6  | 28,793  | 12.9 | 6,050 | 2.8  | 222,578          |

\*Includes mobile homes

\*\*The U. S. Census determined units in structure by a 20 percent random sample. The results were then weighted to produce estimates for the total population. In contrast, information shown in Table 6 (Year-round housing units) was determined by a 100 percent sample. Differences between weighted samples and complete counts are due to slight statistical variations.

Source: 1970 U. S. Census

**Table A-5**

**PERSONS PER ROOM PER DWELLING UNIT BY PLANNING DISTRICT, 1970**

| Planning District        | 1.00<br>or Less | Percent<br>of Total | 1.01<br>to 1.50 | Percent<br>of Total | 1.51<br>or More | Percent<br>of Total | Total*  |
|--------------------------|-----------------|---------------------|-----------------|---------------------|-----------------|---------------------|---------|
| Arlington                | 1,060           | 76.9 %              | 147             | 10.7 %              | 170             | 12.4 %              | 1,377   |
| C.B.D.-Medical Center    | 9,552           | 81.5 %              | 1,120           | 9.6 %               | 1,038           | 8.9 %               | 11,710  |
| Collierville             | 1,131           | 78.6 %              | 164             | 11.5 %              | 143             | 9.9 %               | 1,438   |
| Depot                    | 17,214          | 34.4 %              | 1,885           | 9.3 %               | 1,273           | 6.3 %               | 20,372  |
| E. Central Shelby        | 470             | 75.3 %              | 63              | 10.1 %              | 91              | 14.6 %              | 624     |
| Frayser                  | 11,830          | 92.6 %              | 791             | 6.2 %               | 154             | 1.2 %               | 12,775  |
| Jackson                  | 14,854          | 91.9 %              | 949             | 5.9 %               | 357             | 2.2 %               | 16,160  |
| McKellar Lake            | **              | **                  | **              | **                  | **              | **                  | **      |
| Mid-Town                 | 22,689          | 95.4 %              | 704             | 2.9 %               | 394             | 1.7 %               | 23,787  |
| Millington               | 5,073           | 86.6 %              | 533             | 9.1 %               | 251             | 4.3 %               | 5,857   |
| North Memphis            | 12,267          | 73.2 %              | 2,366           | 14.0 %              | 2,164           | 12.8 %              | 16,797  |
| Northwest Shelby         | 678             | 84.6 %              | 84              | 10.5 %              | 40              | 4.9 %               | 802     |
| Oakhaven-Parkway Village | 11,398          | 94.7 %              | 465             | 3.8 %               | 177             | 1.5 %               | 12,040  |
| Quince                   | 12,723          | 96.4 %              | 390             | 2.9 %               | 90              | 0.7 %               | 13,203  |
| Raleigh-Bartlett         | 7,756           | 93.7 %              | 349             | 4.3 %               | 170             | 2.0 %               | 8,275   |
| Shelby Farms-Germantown  | 4,287           | 94.1 %              | 142             | 3.1 %               | 124             | 2.7 %               | 4,553   |
| South Memphis            | 14,618          | 71.2 %              | 3,070           | 14.9 %              | 2,836           | 13.9 %              | 20,524  |
| University               | 9,764           | 92.5 %              | 467             | 4.4 %               | 322             | 3.1 %               | 10,553  |
| Walnut Grove             | 8,254           | 98.3 %              | 105             | 1.3 %               | 40              | 0.4 %               | 8,399   |
| Whitehaven-Levi          | 22,024          | 90.7 %              | 1,545           | 6.3 %               | 712             | 3.0 %               | 24,281  |
| Shelby County-Total      | 187,642         | 87.9 %              | 15,339          | 7.2 %               | 10,546          | 4.9 %               | 213,527 |

\*Year round occupied housing units

\*\*Indicates suppression of census data for tract.

Source: 1970 U. S. Census

**Table A-6**

RESIDENTIAL BUILDING PERMIT ACTIVITY BY PLANNING DISTRICT, APRIL 1, 1970-DECEMBER 31, 1972\*

| Planning District        | Single Family Units |               |                | Two Family Units |              |               | Multi Family Units |               |                | Townhouses   |              |               | Total New Units | Percent of All Districts |
|--------------------------|---------------------|---------------|----------------|------------------|--------------|---------------|--------------------|---------------|----------------|--------------|--------------|---------------|-----------------|--------------------------|
|                          | Number              | Percent       | Value**        | Number           | Percent      | Value**       | Number             | Percent       | Value**        | Number       | Percent      | Value**       |                 |                          |
|                          | Arlington           | 155           | 100.0 %        | 2,454            | --           | --            | --                 | --            | --             | --           | --           | --            |                 |                          |
| C.B.D.-Medical Center    | 11                  | 0.9 %         | 130            | 2                | 0.1 %        | 15            | 1,096              | 90.0 %        | 15,657         | --           | --           | --            | 1,109           | 3.3 %                    |
| Collierville             | 34                  | 100.0 %       | 1,193          | --               | --           | --            | --                 | --            | --             | --           | --           | --            | 34              | 0.1 %                    |
| Depot                    | 133                 | 11.1 %        | 1,944          | 36               | 3.0 %        | 425           | 953                | 80.0 %        | 9,257          | 71           | 5.9 %        | 654           | 1,193           | 3.5 %                    |
| E. Central Shelby        | 33                  | 100.0 %       | 646            | --               | --           | --            | --                 | --            | --             | --           | --           | --            | 33              | --                       |
| Frayser                  | 816                 | 31.7 %        | 9,430          | 244              | 9.4 %        | 2,117         | 1,375              | 53.5 %        | 11,873         | 134          | 5.4 %        | 690           | 2,569           | 7.8 %                    |
| Jackson                  | 40                  | 10.8 %        | 377            | 134              | 36.4 %       | 1,276         | 194                | 52.8 %        | 1,473          | --           | --           | --            | 368             | 1.0 %                    |
| McKellar Lake            | --                  | --            | --             | --               | --           | --            | --                 | --            | --             | --           | --           | --            | --              | --                       |
| Mid-Town                 | 16                  | 9.3 %         | 204            | 34               | 19.7 %       | 344           | 72                 | 41.8 %        | 501            | 50           | 29.2 %       | 704           | 172             | 0.5 %                    |
| Millington               | 95                  | 100.0 %       | 1,943          | --               | --           | --            | --                 | --            | --             | --           | --           | --            | 95              | 0.3 %                    |
| North Memphis            | 116                 | 71.2 %        | 1,116          | 18               | 11.0 %       | 148           | 29                 | 17.8 %        | 279            | --           | --           | --            | 163             | 0.4 %                    |
| Northwest Shelby         | 600                 | 100.0 %       | 7,417          | --               | --           | --            | --                 | --            | --             | --           | --           | --            | 600             | 1.7 %                    |
| Oakhaven-Parkway Village | 1,877               | 18.9 %        | 35,512         | 970              | 9.8 %        | 10,271        | 5,918              | 59.9 %        | 49,265         | 1,125        | 11.4 %       | 12,826        | 9,890           | 29.4 %                   |
| Quince                   | 25                  | 6.5 %         | 494            | 30               | 7.8 %        | 286           | 273                | 71.2 %        | 2,180          | 56           | 14.5 %       | 1,680         | 384             | 1.1 %                    |
| Raleigh-Bartlett         | 2,779               | 45.2 %        | 53,532         | 60               | 0.9 %        | 680           | 2,979              | 48.7 %        | 26,856         | 320          | 5.2 %        | 3,759         | 6,138           | 18.4 %                   |
| Shelby Farms-Germantown  | 1,459               | 45.5 %        | 47,651         | 126              | 3.9 %        | 1,513         | 1,468              | 45.8 %        | 15,918         | 150          | 4.8 %        | 2,886         | 3,203           | 9.7 %                    |
| South Memphis            | 161                 | 37.1 %        | 1,794          | 6                | 1.3 %        | 25            | 266                | 61.6 %        | 1,242          | --           | --           | --            | 433             | 1.2 %                    |
| University               | 10                  | 2.3 %         | 297            | 16               | 3.7 %        | 196           | 309                | 72.3 %        | 3,410          | 92           | 21.7 %       | 2,120         | 427             | 1.2 %                    |
| Walnut Grove             | 54                  | 31.7 %        | 2,196          | 8                | 4.7 %        | 79            | 66                 | 38.8 %        | 970            | 42           | 24.8 %       | 537           | 170             | 0.5 %                    |
| Whitehaven-Levi          | 2,510               | 39.2 %        | 38,715         | 90               | 1.4 %        | 1,597         | 2,963              | 46.5 %        | 37,402         | 828          | 12.9 %       | 7,433         | 6,391           | 19.2 %                   |
| <b>Total</b>             | <b>10,924</b>       | <b>32.6 %</b> | <b>207,044</b> | <b>1,774</b>     | <b>5.2 %</b> | <b>18,972</b> | <b>17,961</b>      | <b>53.7 %</b> | <b>177,083</b> | <b>2,868</b> | <b>8.5 %</b> | <b>33,289</b> | <b>33,527</b>   | <b>100.0 %</b>           |

\*Excluding incorporated cities of Arlington, Bartlett, Collierville, Germantown and Millington

\*\*In thousands of dollars

Source: Memphis Central Permit Department; Shelby County Building Department