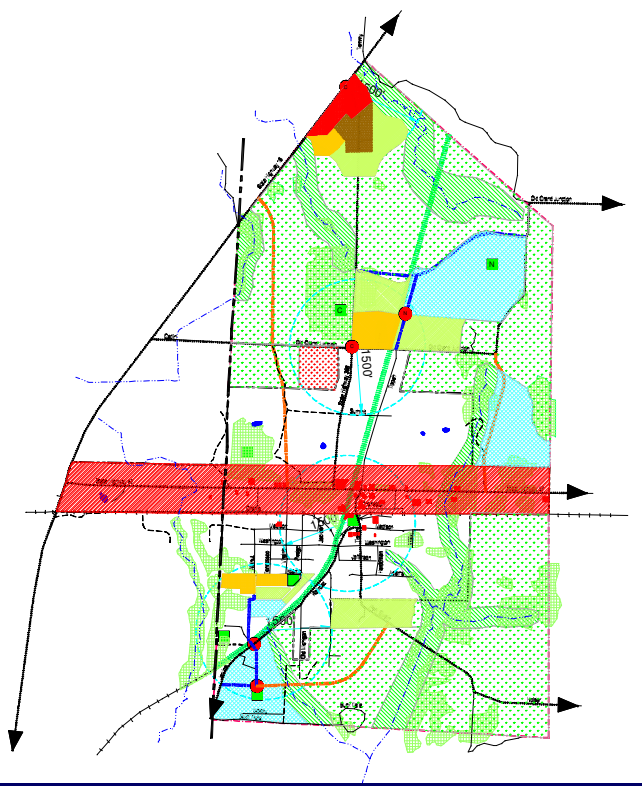
Grand Junction, Tennessee

Master Plan Concepts
with Town Center and Residential Site Designs



Presented by:

Graduate Program in City and Regional Planning

University of Memphis

Site Planning Class

Fall 2001

Purpose

To proceed toward developing a Master plan that *promotes future discussion* of growth and development of the City of Grand Junction and its Urban Growth Boundary, in conjunction with the intent of Tennessee Public Chapter 1101.

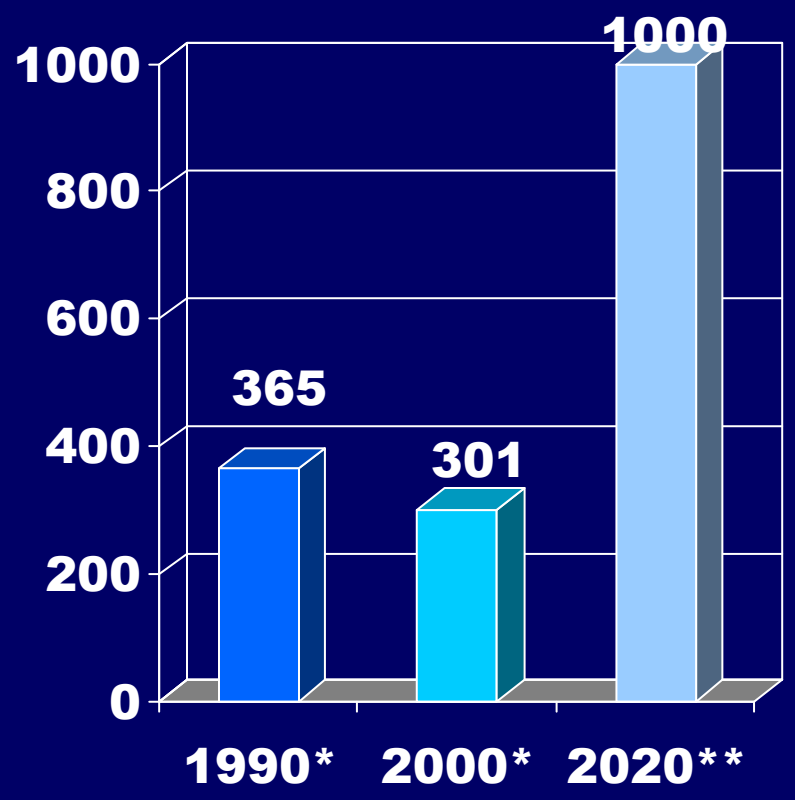
Public Chapter 1101

- Intent of Public Chapter
  - Eliminate annexation out of fear
  - Establish incentives to annex where appropriate
  - Coordinate development and supply of public services
  - Minimize urban sprawl
- Determine
  - Need for additional land suitable for high density, industrial, commercial and residential development
  - Land within the municipality's boundaries that can be used, reused or redeveloped

History of Grand Junction

- Established 1854
- Railroad played an important part in the city's history

Demographics - Population

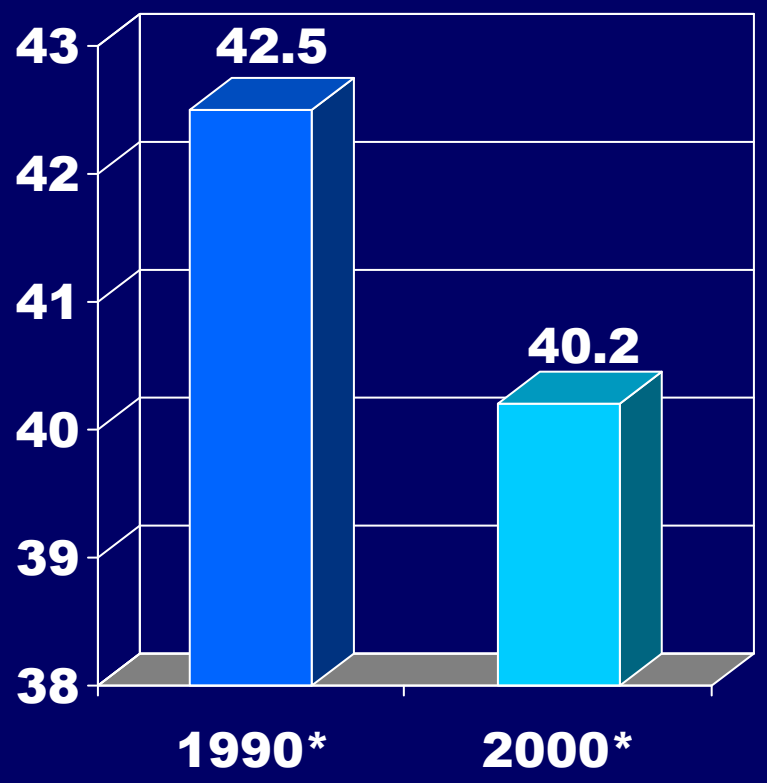


The town has experienced a population loss of 17.5%.

Migration from the Memphis area is expected to reverse this trend.

* U.S. Census Bureau
** City of Grand Junction, Urban Growth Boundary Report

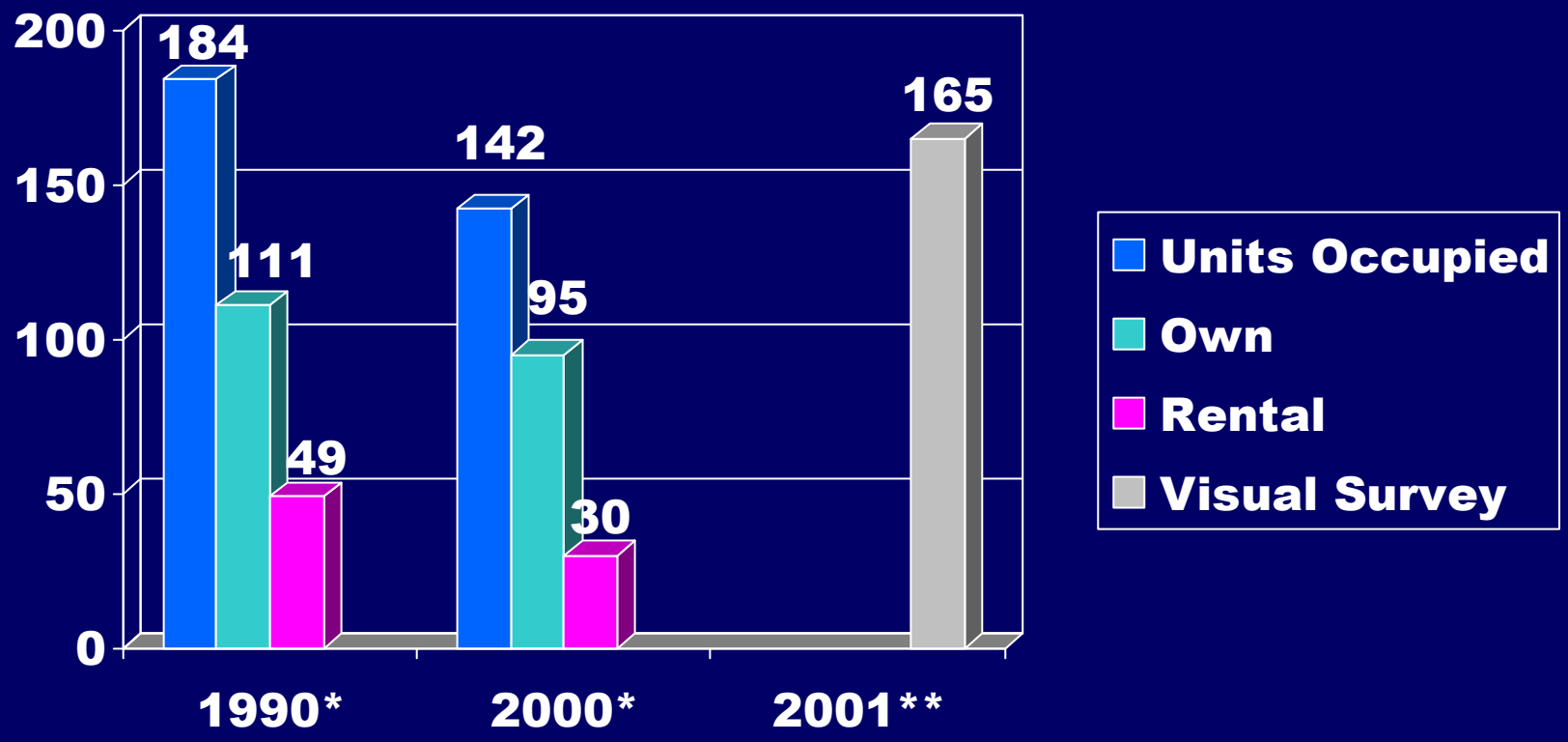
Demographics - Median Age



The loss of population in older cohorts results in a lower median age.

*U.S. Census Bureau

Demographics - Dwelling Units



* U.S. Census Bureau
** Land Use Survey by University of Memphis

Potential for Development

- Four factors to consider
  - **Ecological Suitability** - Is it sound practice to develop certain areas
  - **Mobility and Access** - Neighborhoods must be connected efficiently
  - **Design Characteristics** - Honor that which has already been established
  - **Hierarchy of Places** - Communities should have differing facilities

There is potential for positive development and redevelopment in Grand Junction.

Areas of Focus

- Re-development of town center
- Development of a residential site, located south of town
- Plans for the Urban Growth Boundary

A Principled Approach...

Human Scale	Ecological Responsibility	Pedestrian Friendly
Open Spaces	Core	Streetscapes
Variation	Mixed and Multiple Uses	Design Vocabulary
	Maintenance	

Goals and Possibilities

- Maintain “bedroom community”
- Create sense of community
- Create “cores” and provide for green space
- Affordable housing
- Conservation in balance with development and vice versa
- Greater self-sufficiency Jobs proportional to housing
- Creation of community and neighborhood centers

These broadly reflect the principled approach.

A Principled Approach...
Human Scale

- Place for people to live, work, play, and interact
- Create a sense of community
- Create/enhance initiatives

- Sidewalks
- Bike/walking trail - greenbelt
- Create and enhance parks
- Museum and welcome center
- Consider use of benches and gazebos

A gazebo in the middle of the Collierville, TN town square that is used for various events.

A Principled Approach…
Ecological Responsibility

- Development techniques to protect and preserve our ecology
- Create more livable community

- Locate development close to existing water and sewer
- Accommodate alternative wastewater disposal systems
- Concern: Storm water drainage and erosion
- Utilize detention basins
- Apply storm sewer method for management

A Principled Approach...
Pedestrian Friendliness

- Distance people walk from vehicle to destination
- 5-minute walk from neighborhood to core
- Distance from home and neighborhood school

- Repair or replace existing sidewalks
- Add new sidewalks
- Provide adequate lighting
- Add benches and landscaping

A square that is both auto and pedestrian friendly in Oxford, MS.

A Principled Approach…

Open Space

- Recreation, ecological, economic functions
- Visual and aesthetic qualities
- Public space - parks, greenways
- Private space - rear and front yards
- Peripheral space - edges of community

- Turn train yard into community green
- Expand existing green area in town center
- Provide for open space in new residential developments

This public open space contributes to the visual qualities of the Collierville town square.

A Principled Approach…

Core/Center

- Community focus
- Central location
- Mix of uses
- Civic and social
- Retail and jobs in proportion to housing
- Design standards
- Focal point
- Vertical elements

- Town Commons: Central Business District and Highway Commercial
- 1,500-foot radius
- Public green
- Improve the job to housing ratio with mixed uses in core
- Distinctive design characteristics

People can walk to and from home, work and retail establishments in the Oxford, MS square.

This clock serves as a vertical element and focal point in Collierville's square.

A Principled Approach…

Streetscape

- Provide for safe streets/sidewalks
- Pedestrian friendly
- Obscure surface parking
- Pleasing streetways

- Utilize landscaping and street trees
- Define parking in town commons
- Maintain on-street parking
- T-streets with visual termination
- Rear driveways
- Heavily landscape surface parking

Street trees give shade for sidewalks and character to North Lamar St. in Oxford.

A Principled Approach…

Variation

- Varying building pattern:
  - sizes
  - shapes
  - forms
- Lot width and depth
- Build-to-line and build-up-line
- Diverse footprints

- Lots sizes should vary in developments
- Varying heights be incorporated
- Buildings should vary in where they are placed on the lot
- Different building plans should be used

A Principled Approach…
Mixed and Multiple Uses

- Different uses within the same area
- Mixed use: be in same or interconnected buildings
- Multiple use: adjacent uses, typically in separate buildings

- Incorporate varying uses in Town Commons
- Introduce residential uses to Town Commons
- Expand existing building structures
- Allow for varying uses in zoning

This new mixed use development in Oxford brings more people into its downtown.

A Principled Approach…
Design Vocabulary

- Share basic design characteristics
- Compliment one another
- Utilize pictures and sketches
- Guide for architects and builders

- Develop a design template
- Feature photographs and sketches to illustrate character

Grand Junction, Tennessee

Design Vocabualry Template

	Residential Building Types				Commercial Building Types				Civic Building Types				Outbuilding Type		
1. Building Massing and Style															
2. Roof Type & Materials															
3. Façade Treatment & Materials															
4. Entry and Doors															
5. Windows															
6. Eaves, Porches, & Arcades															
7. Trim															
8. Towers															
9. Cross Gables and Dormers															
10. Gutters															
11. Chimneys															
12. Walls, Fences, and Hedges (Front Yard)															
13. Walls, Fences, and Hedges (Side and Rear Yard)															
14. Colors															
15. Driveway															
16. Pavement Materials and Texture															
17. Curb Treatment															
18. Streetlights															
19. Street Signs															
20. Street Furniture															

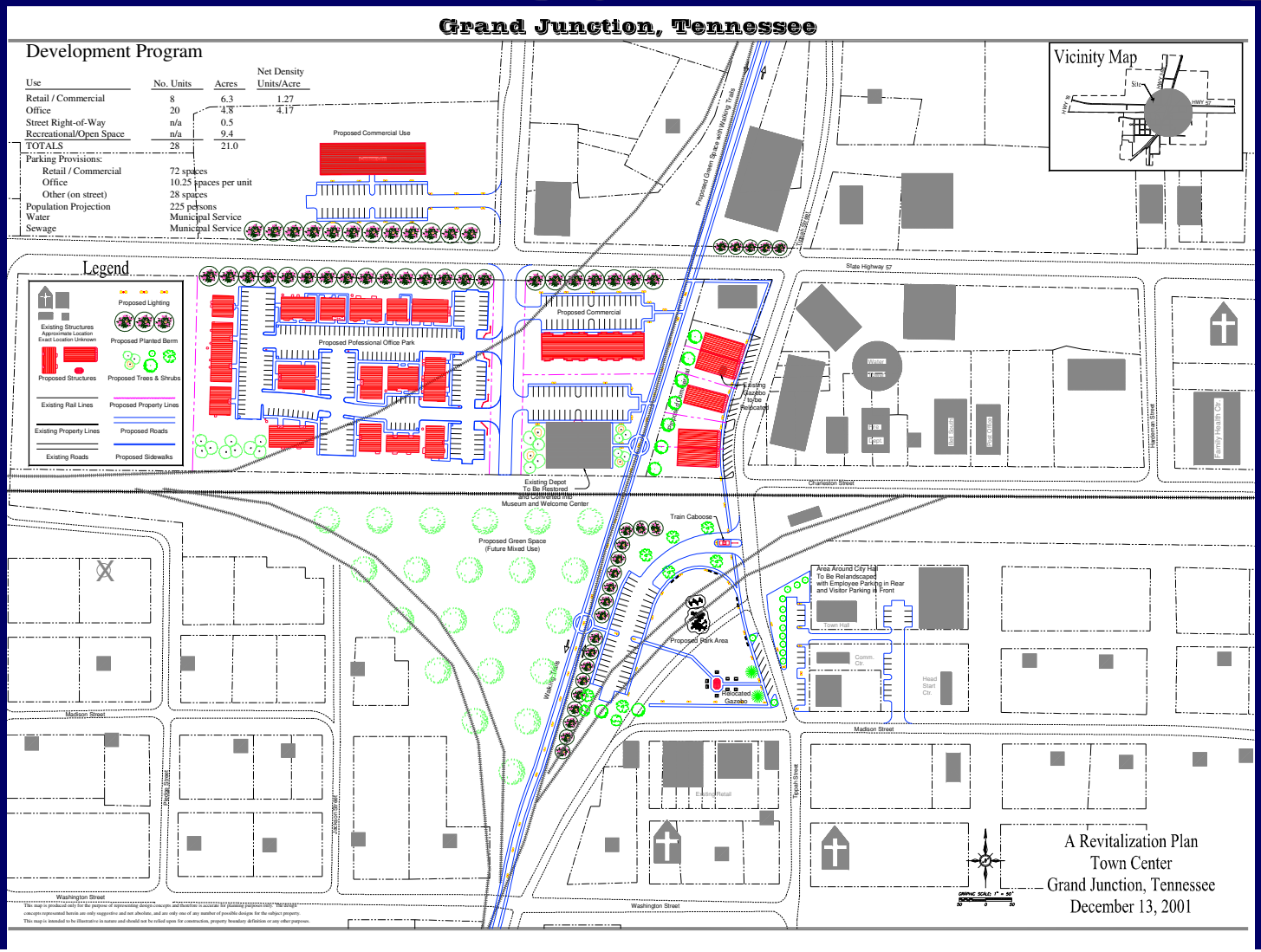
A Principled Approach…
Maintenance

- Preserve character of the city
- Maintain physical appearance of properties

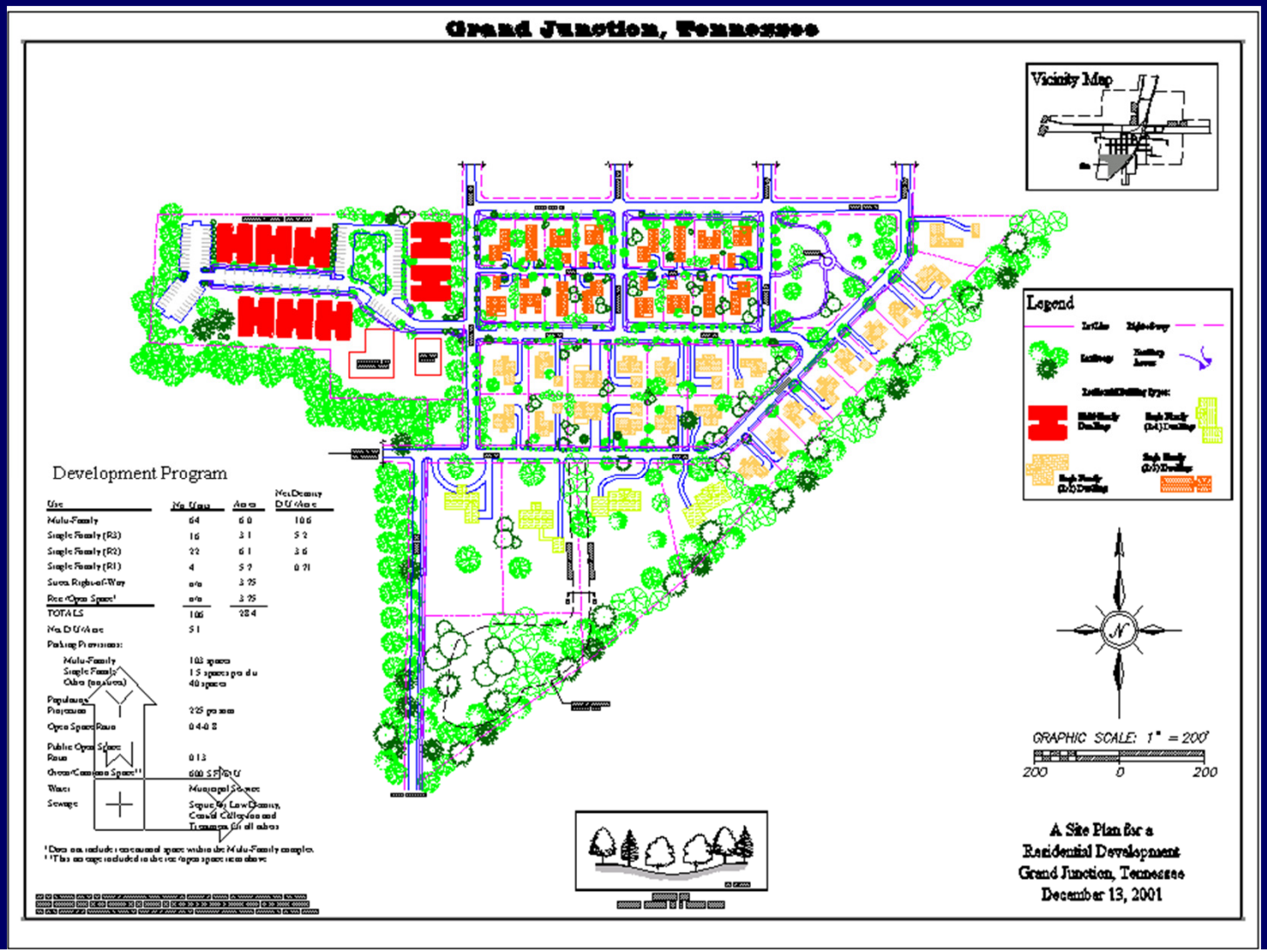
- Develop property maintenance codes
- Low maintenance building materials
- Historic preservation
- Utilize and maintain landscaping, fencing (screening) and signs
- Assistance of civic groups

A maintenance plan keeps the aesthetic quality of the town up to standard.

Town Commons



Residential Site Development



Multifamily Development

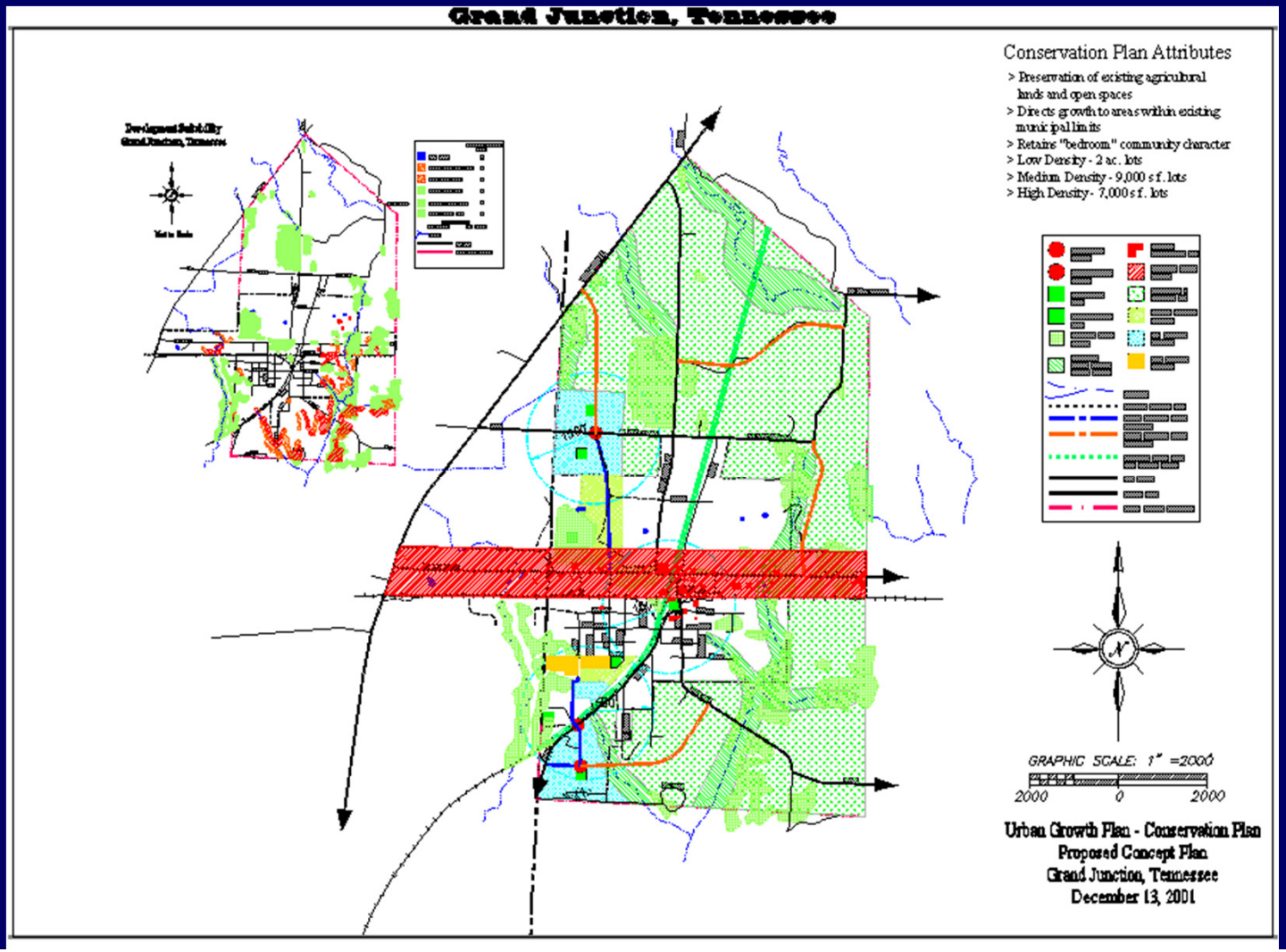
Growth Scenario Plans

	CONSERVATION PLAN	LOWER INTENSITY PLAN	HIGHER INTENSITY PLAN
Growth in Existing City Limits*	**270 dwelling units (d.u.)**	**172 d.u.**	**208 d.u.**
Growth in UGB	**55 d.u.**	**153 d.u.**	**117 d.u.**
Additional Building Space	**None**	**80,475 s.f**	**107,300 s.f**
Jobs to Housing Ratio	**0.27:1**	**0.75:1**	**1:1**

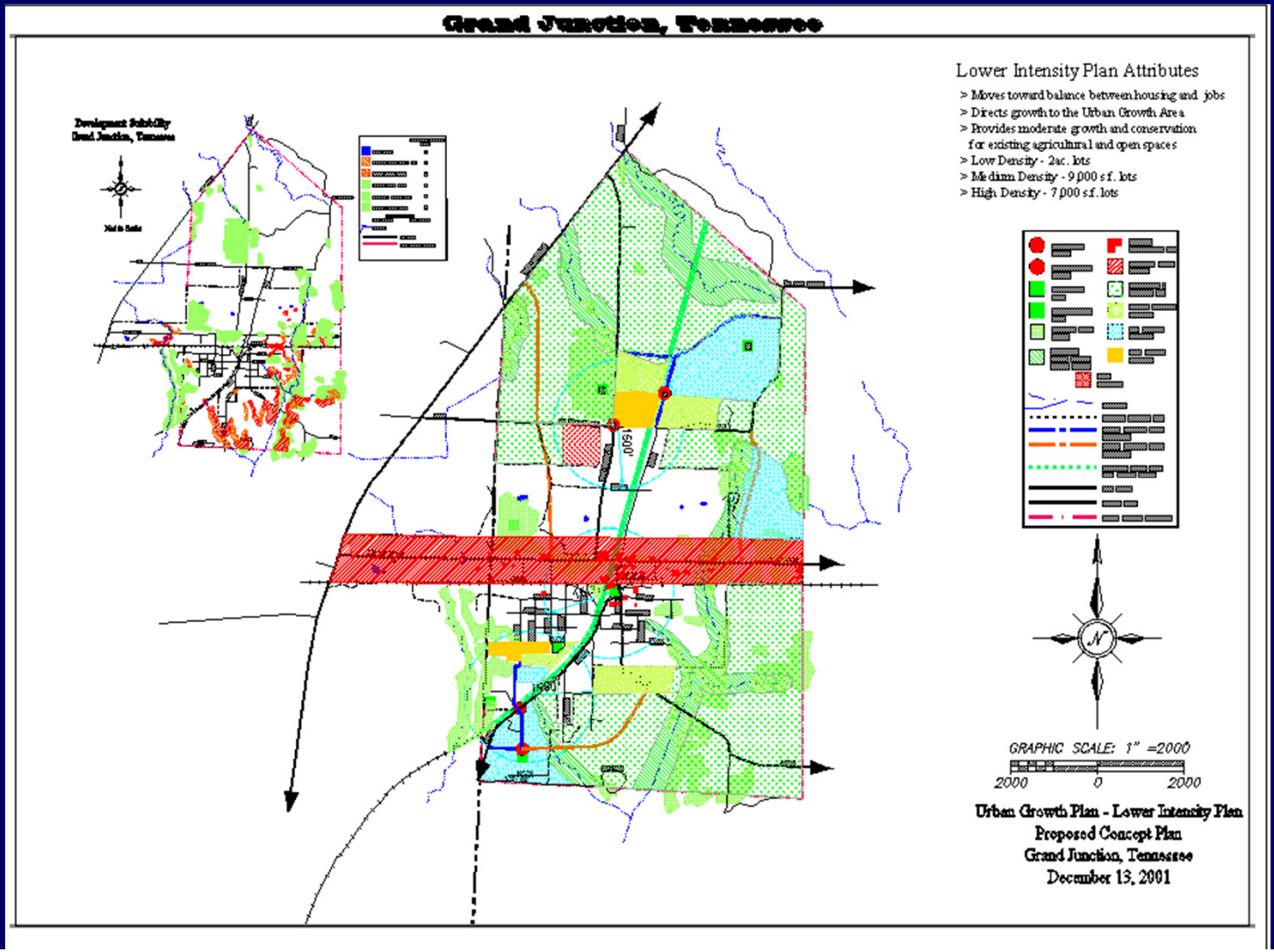
*Number of additional dwelling units, in addition to the 106 units proposed in the planned unit development.

- Intro to the plans and assumptions
- Anticipation of future growth and development in existing city limits and UGB

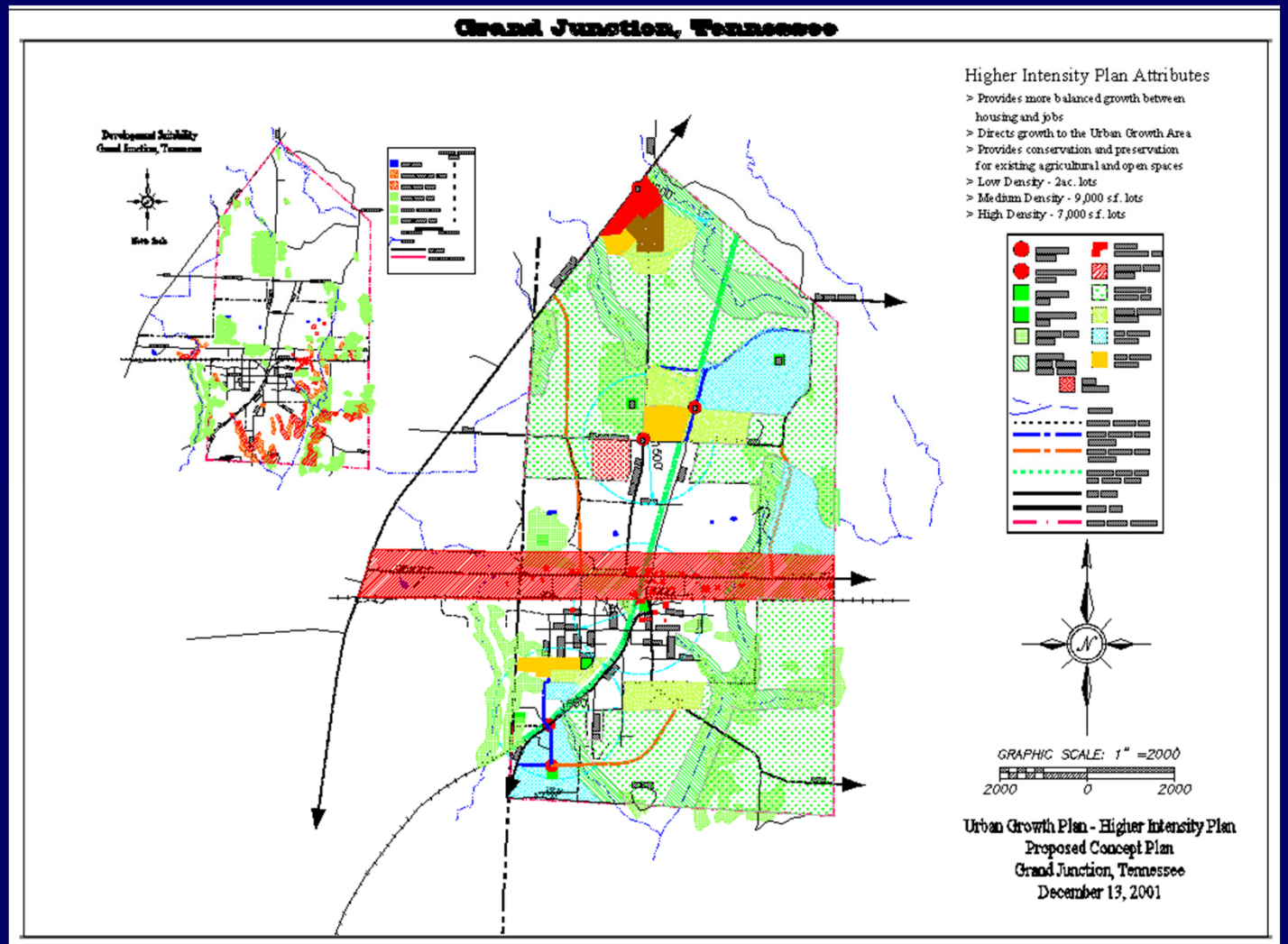
A Conservation Minded Growth Concept Plan



Lower Intensity Growth Concept Plan



Higher Intensity Growth Concept Plan



Design Guidelines

- Capitalize on unique character of the town
- Housing
  - Mixed use
  - Density
- Commercial
  - Commercial strips and centers
- Public and Civic buildings/uses
  - Post offices, day care, town center, police station

Zoning Amendments

- Minimum and maximum lot sizes
- Variation in setbacks (Min. and max. limits)
- Sidewalks in residential districts
- Create Agriculture and Mixed Use zoning districts
- Different setbacks in commercial areas depending on parking location
- Light industrial district to blend with other commercial districts
- Planned Unit Development

Conclusion

- Infill development within city limit
  - Town center redevelopment
  - Residential development
  - Civic and public uses
- Alternative development scenarios for Urban Growth Boundary
  - Creation of community/neighborhood centers
  - Plan for additional infrastructure
- Continuous Planning Process

We welcome your questions and comments!