

Tipton County Preferred Growth Strategy

Steering Committee Meeting | August 31, 2023



Today's Agenda

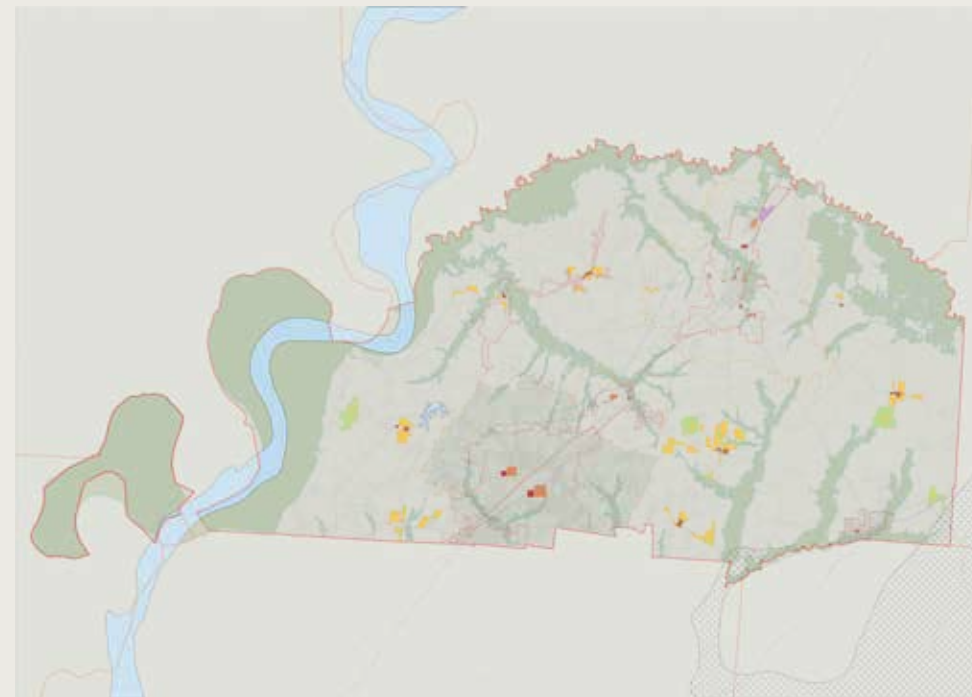
Steering Committee Meeting #7 (August 31, 2023)

- Welcome / Introduction / Where are we in the Process
- Recap of the Steering Committee Meeting #6
- Testing the Draft Development Scenarios
- Introduction to the Land Use Place Types
- Update on the Progress of Land Use Plan Report
- Next Steps / Homework

Where Are We in the Process Introduction

Where Are We in the Process

- Wrapping up the Analysis of Future Development (Phase 4)
- Preparing the Land Use Plan and Growth Strategy Report (Phase 5)



FUTURE LAND USE PLAN & GROWTH PRINCIPLES DRAFT

LAND USE PLACE TYPES

COLOR	PLACE TYPE	RESIDENTIAL	COMMERCIAL / RETAIL	OFFICE	AGRICULTURAL	HEAVY INDUSTRIAL	LIGHT INDUSTRIAL	CIVIC / INSTITUTIONAL	PLAZA / RECREATION
	TOWN CENTER	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	TOWN CORRIDOR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	TOWN COMMERCIAL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	TOWN RESIDENTIAL	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	NEIGHBORHOOD CENTER	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	NEIGHBORHOOD RESIDENTIAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	RURAL FOUR-WAY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	FORESTRY, AGRICULTURAL, & RURAL RESIDENTIAL (FARM)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	OPEN SPACE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	EMPLOYMENT CENTER	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	FLOODPLAIN OVERLAY*								
	AIRPORT OVERLAY*								

* The Floodplain Overlay & the Airport Overlay are not land use types. However, lands that associated with these overlays may be regulated differently due to the impact from floodplain or the airport.

* Chickadee Station & Harris Recreation are permitted in all Place Types.

44 Right-Of-Way & Land Use Plan

6th SC Meeting 6/28 Recap

Recap of the Last Meeting

- Review of Draft Growth Principles
- Mockup Table of Contents for the Land Use Plan Report

PROTECT OUR STORY

Accommodate growth while ensuring the type and scale of investment does not erode or degrade the County's rural character, historic assets, rolling river bluffs, picturesque landscapes, productive farmland, natural waterways, and environmentally sensitive areas.



6th SC Meeting

6/28

Recap

GROWTH PRINCIPLES

PROTECT OUR STORY

Accommodate growth while ensuring the type and scale of investment does not erode or degrade the County's rural character, historic assets, rolling river bluffs, picturesque landscapes, productive farmland, natural waterways, and environmentally sensitive areas.

PRESERVE & ENHANCE

Preserve and enhance the rural character, agricultural lands, natural environment special events, and Covington's Square cherished by the community for future generations.

REINFORCE EXISTING PLACES

Focus and prioritize investment in and around existing communities, thereby strengthening each community while concentrating services where convenient to the growing population.

UPGRADE CORRIDORS & GATEWAYS

Encourage improvement, revitalization, and beautification of corridors and gateways including the maintenance and reuse of existing structures.

IMPROVE CONNECTIVITY

Improve connectivity within and between communities including a network of options for walking, biking, and transit while retaining and expanding natural corridors for recreation and wildlife.

ACCESSIBLE FACILITIES

Locate public facilities, community centers, parks and recreation, neighborhood shopping, local restaurants, and other amenities in existing communities to be convenient to, and where possible, walkable to area residents.

QUALITY & INCLUSIVE

Promote high-quality, inclusive, inviting places that enhance small town charm, nurture personal growth, elevate education, support small business, and provide opportunities for existing residents and new arrivals to mingle, socialize, and foster relationships that generate a stronger sense of community.

MAINTAINING ATTAINABILITY

Promote development of a wide variety of housing types, price ranges, and development forms which broaden attainability for people of all lifestyles, ages, and economic resources.

FISCAL RESPONSIBILITY

Continue thoughtful, community informed, and responsible municipal budget practices for a trusted, financially sustainable .

6th SC Meeting 6/28 Recap

Recap of the Last Meeting

- Areas Suitable / Most Suitable for Development
- Preliminary Market Analysis Findings



6th SC Meeting

6/28

Recap

Recap of the Last Meeting

- Alternative Development Scenarios & Preferred Scenarios
- Rural Residential Zoning (FAR & R-1 Districts) and As-Built Development Patterns

Scenarios		Community		Countryside			Total
		Within Existing Municipal Boundaries	Adjacent to Existing Boundaries	Around 4-Ways/Rural Communities	Conservation Cluster	Rural Residential (FAR & R-1)	
"Business-As-Usual"	% of Housing Units Captured	25%	25%	-	-	50%	
	Density	8 units per acre	1 unit per 6 acres	-	-	1 unit per 9 acres	
	Calculated Acreage	230 acres	307 acres	-	-	33,129 acres	33,666 acres
	Unit Mix	1,841 units	1,841 units	-	-	3680 units	7,362 units
Balanced Growth Pattern	% of Housing Units Captured	35%	15%	5%	10%	35%	
	Density	12 units per acre	8 units per acre	4 units per acre	3 units per acre	1 unit per 2 acres	
	Calculated Acreage	215 acres	138 acres	92 acres	245 acres	5,154 acres	5,844 acres
	Unit Mix	2,576 units	1,104 units	368 units	736 units	2,578 units	7,362 units
Community Focused and Clustered Countryside	% of Housing Units Captured	50%	10%	5%	20%	15%	
	Density	12 units per acre	8 units per acre	4 units per acre	3 units per acre	1 unit per 4 acres	
	Calculated Acreage	307 acres	92 acres	92 acres	491 acres	4,417 acres	5,399 acres
	Unit Mix	3,681 units	736 units	368 units	1,472 units	1,105 units	7,362 units
Community Concentration and Countryside Conservation	% of Housing Units Captured	75%	5%	10%	5%	5%	
	Density	12 units per acre	8 units per acre	4 units per acre	3 units per acre	1 unit per 8 acres	
	Calculated Acreage	460 acres	46 acres	184 acres	123 acres	2,945 acres	3,758 acres
	Unit Mix	5,522 units	368 units	736 units	368 units	368 units	7,362 units

Draft Development Scenarios Testing

Draft Development Scenarios

- Review of Development Footprint for Each Scenario
Market Analysis
- Testing of Alternate Development Scenarios
Fiscal Analysis (Results in September)
- Questions and Comments

Scenario 1 "Business-As-Usual"

Scenario 2 Balanced Growth Pattern

Scenario 3 Community Focused & Clusterd Countryside

Scenario 4 Community Concentration & Countryside Conservation

"Business-As-Usual"



- 1 Within Existing Municipal Boundaries 230 Acres
- 2 Adjacent to Existing Boundaries 307 Acres
- 3 Around 4-Way/Rural Communities -
- 4 Conservation Cluster -
- 5 Rural Residential (FAR & R-1) 33,129 Acres

Calculated based on the 7,362 "But For" Total Residential Units

Balanced Growth
Pattern



- 1 215 Acres
- 2 138 Acres
- 3 92 Acres
- 4 245 Acres
- 5 5,154 Acres

Community Focused &
Clusterd Countryside



- 1 307 Acres
- 2 92 Acres
- 3 92 Acres
- 4 491 Acres
- 5 4,417 Acres

Community Concentration &
Countryside Conservation



- 1 460 Acres
- 2 46 Acres
- 3 184 Acres
- 4 123 Acres
- 5 2,945 Acres



Alternate Development Scenarios
Tipton County, TN | 01.22.09.00 | 06.27.23
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Alternate Development Scenarios (with "But For")



Alternate Development Scenarios
Tipton County, TN | 01.22.09.00 | 06.27.23
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Alternate Development Scenarios (with "But For")

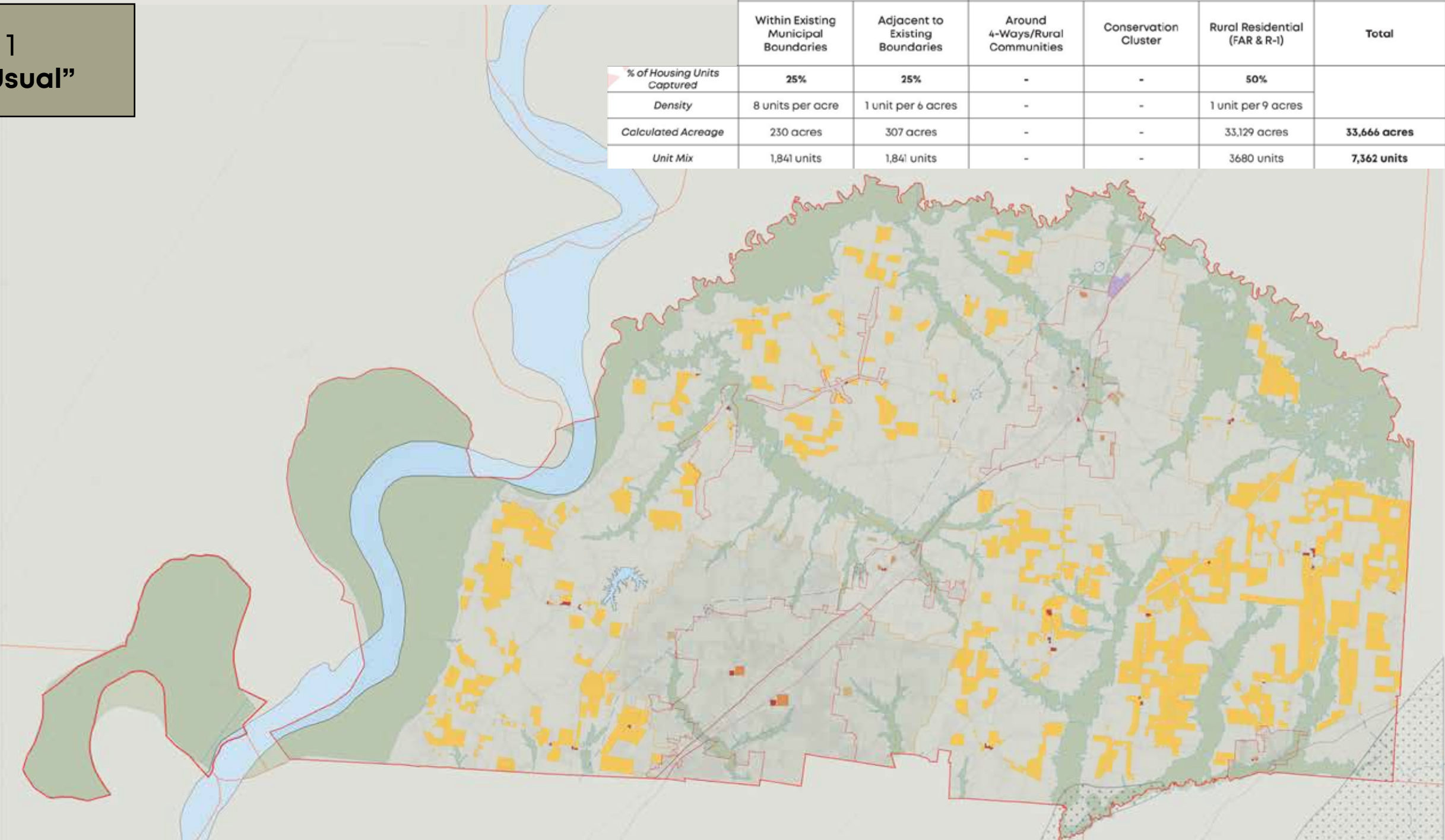


Calculated based on the 7,362 "But For" Total Residential Units
Tipton County Buildable Area (Excluding Floodplain): 208,000 Acres

Scenario 1
“Business-As-Usual”

	Within Existing Municipal Boundaries	Adjacent to Existing Boundaries	Around 4-Ways/Rural Communities	Conservation Cluster	Rural Residential (FAR & R-1)	Total
% of Housing Units Captured	25%	25%	-	-	50%	
Density	8 units per acre	1 unit per 6 acres	-	-	1 unit per 9 acres	
Calculated Acreage	230 acres	307 acres	-	-	33,129 acres	33,666 acres
Unit Mix	1,841 units	1,841 units	-	-	3680 units	7,362 units

RESIDENTIAL DEVELOPMENT	
	Within Existing Municipal Boundaries
	Adjacent to Municipal Boundaries
	4-Ways
	Conservation Cluster
	Rural Residential (FAR & R-1)
COMMERCIAL DEVELOPMENT	
INDUSTRIAL DEVELOPMENT	



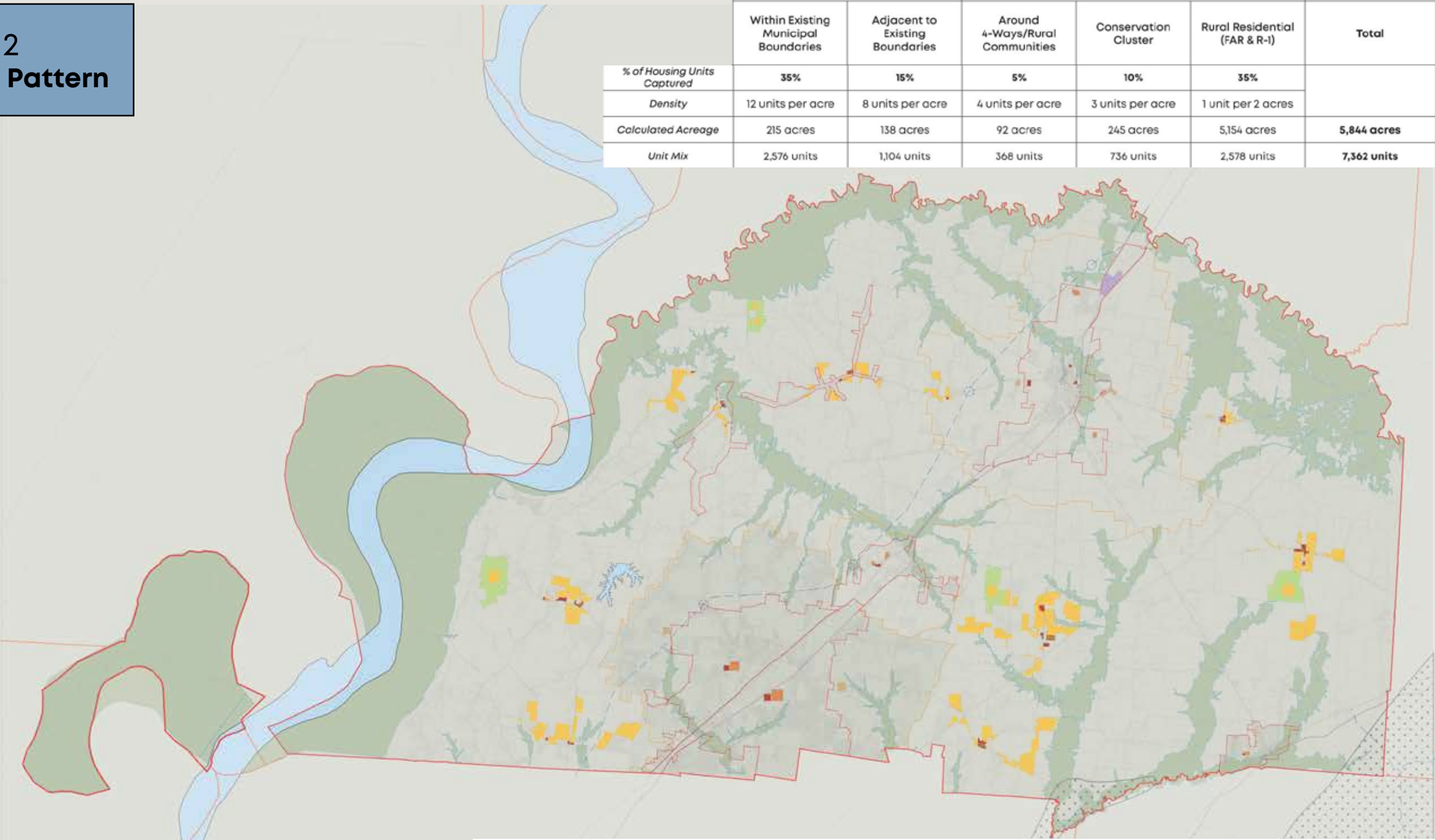
	Covington	Munford	Atoka	Brighton	Mason	Elsewhere	Tipton Co.
Residential	563 Units 70 Acres	405 Units 51 Acres	618 Units 77 Acres	184 Units 23 Acres	70 Units 9 Acres	5522 Units	7362 Units
Commercial	16 Acres	12 Acres	18 Acres	5 Acres	2 Acres	159 Acres	212 Acres
Industrial	150 Acres						

Disclaimer: Draft graphic representation of the development potential in hypothetical locations based on the market analysis findings for each development scenario.

Scenario 2
Balanced Growth Pattern

	Within Existing Municipal Boundaries	Adjacent to Existing Boundaries	Around 4-Ways/Rural Communities	Conservation Cluster	Rural Residential (FAR & R-1)	Total
% of Housing Units Captured	35%	15%	5%	10%	35%	
Density	12 units per acre	8 units per acre	4 units per acre	3 units per acre	1 unit per 2 acres	
Calculated Acreage	215 acres	138 acres	92 acres	245 acres	5,154 acres	5,844 acres
Unit Mix	2,576 units	1,104 units	368 units	736 units	2,578 units	7,362 units

RESIDENTIAL DEVELOPMENT	
	Within Existing Municipal Boundaries
	Adjacent to Municipal Boundaries
	4-Ways
	Conservation Cluster
	Rural Residential (FAR & R-1)
COMMERCIAL DEVELOPMENT	
INDUSTRIAL DEVELOPMENT	



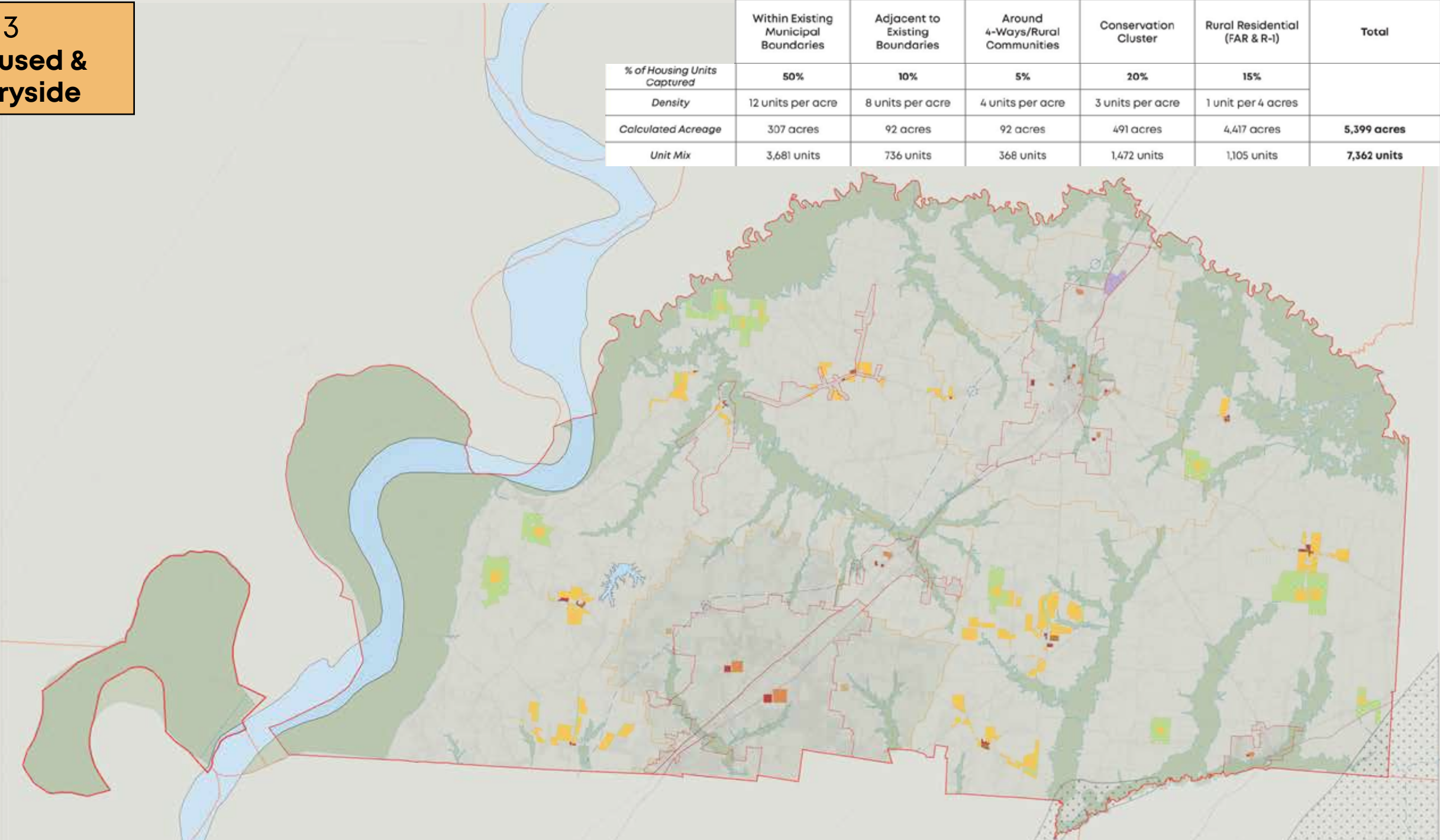
	Covington	Munford	Atoka	Brighton	Mason	Elsewhere	Tipton Co.
Residential	789 Units 66 Acres	567 Units 47 Acres	866 Units 72 Acres	258 Units 22 Acres	97 Units 8 Acres	4785 Units	7362 Units
Commercial	23 Acres	16 Acres	25 Acres	7 Acres	3 Acres	138 Acres	212 Acres
Industrial	150 Acres						

Disclaimer: Draft graphic representation of the development potential in hypothetical locations based on the market analysis findings for each development scenario.

Scenario 3
Community Focused &
Clusterd Countryside

	Within Existing Municipal Boundaries	Adjacent to Existing Boundaries	Around 4-Ways/Rural Communities	Conservation Cluster	Rural Residential (FAR & R-1)	Total
% of Housing Units Captured	50%	10%	5%	20%	15%	
Density	12 units per acre	8 units per acre	4 units per acre	3 units per acre	1 unit per 4 acres	
Calculated Acreage	307 acres	92 acres	92 acres	491 acres	4,417 acres	5,399 acres
Unit Mix	3,681 units	736 units	368 units	1,472 units	1,105 units	7,362 units

RESIDENTIAL DEVELOPMENT	
	Within Existing Municipal Boundaries
	Adjacent to Municipal Boundaries
	4-Ways
	Conservation Cluster
	Rural Residential (FAR & R-1)
COMMERCIAL DEVELOPMENT	
INDUSTRIAL DEVELOPMENT	



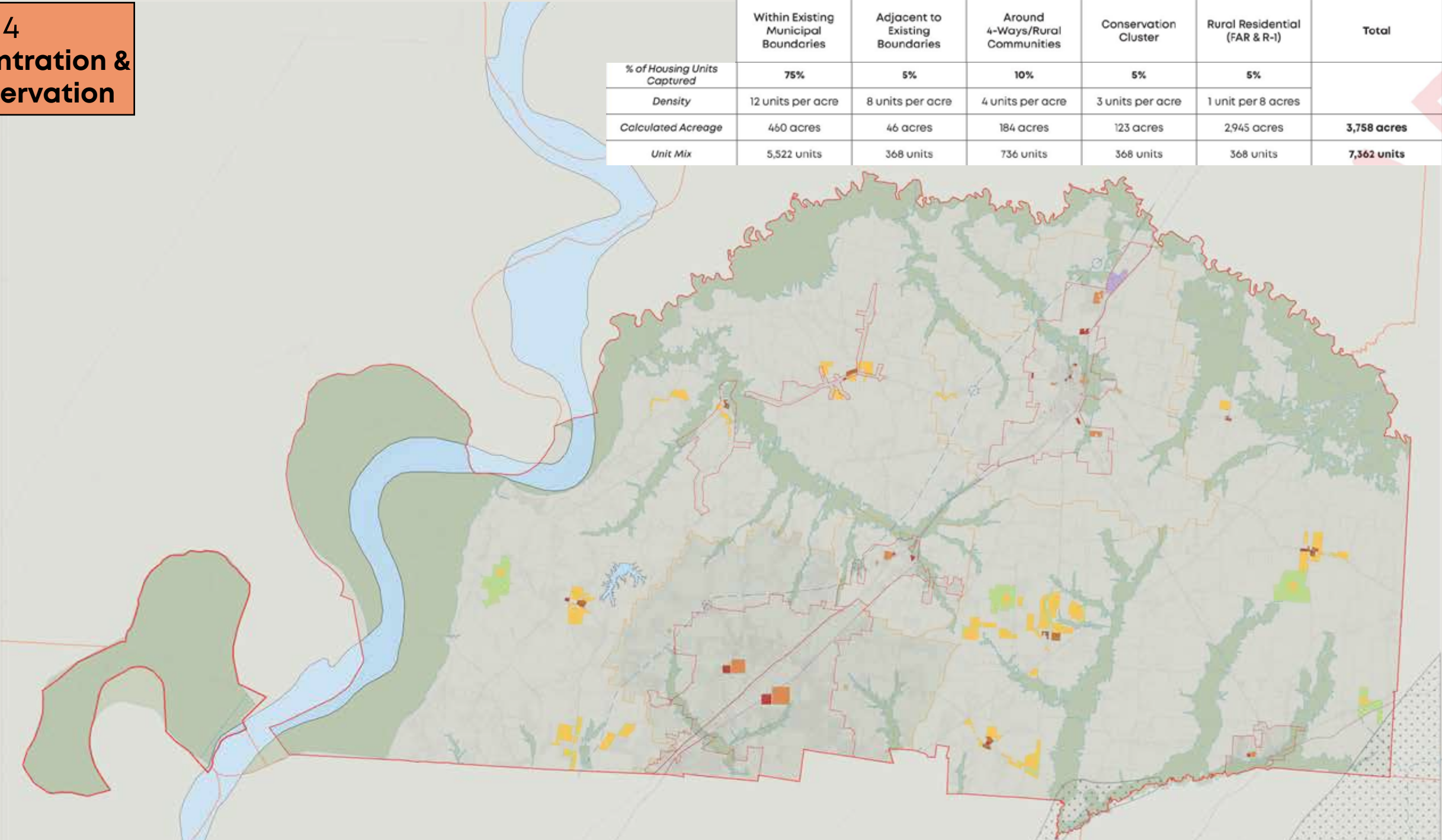
	Covington	Munford	Atoka	Brighton	Mason	Elsewhere	Tipton Co.
Residential	1126 Units	810 Units	1237 Units	368 Units	140 Units	3681 Units	7362 Units
	94 Acres	68 Acres	103 Acres	31 Acres	11 Acres		
Commercial	32 Acres	23 Acres	36 Acres	11 Acres	4 Acres	106 Acres	212 Acres
Industrial	150 Acres						

Disclaimer: Draft graphic representation of the development potential in hypothetical locations based on the market analysis findings for each development scenario.

Scenario 4
Community Concentration &
Countryside Conservation

	Within Existing Municipal Boundaries	Adjacent to Existing Boundaries	Around 4-Ways/Rural Communities	Conservation Cluster	Rural Residential (FAR & R-1)	Total
% of Housing Units Captured	75%	5%	10%	5%	5%	
Density	12 units per acre	8 units per acre	4 units per acre	3 units per acre	1 unit per 8 acres	
Calculated Acreage	460 acres	46 acres	184 acres	123 acres	2,945 acres	3,758 acres
Unit Mix	5,522 units	368 units	736 units	368 units	368 units	7,362 units

RESIDENTIAL DEVELOPMENT	
	Within Existing Municipal Boundaries
	Adjacent to Municipal Boundaries
	4-Ways
	Conservation Cluster
	Rural Residential (FAR & R-1)
COMMERCIAL DEVELOPMENT	
INDUSTRIAL DEVELOPMENT	



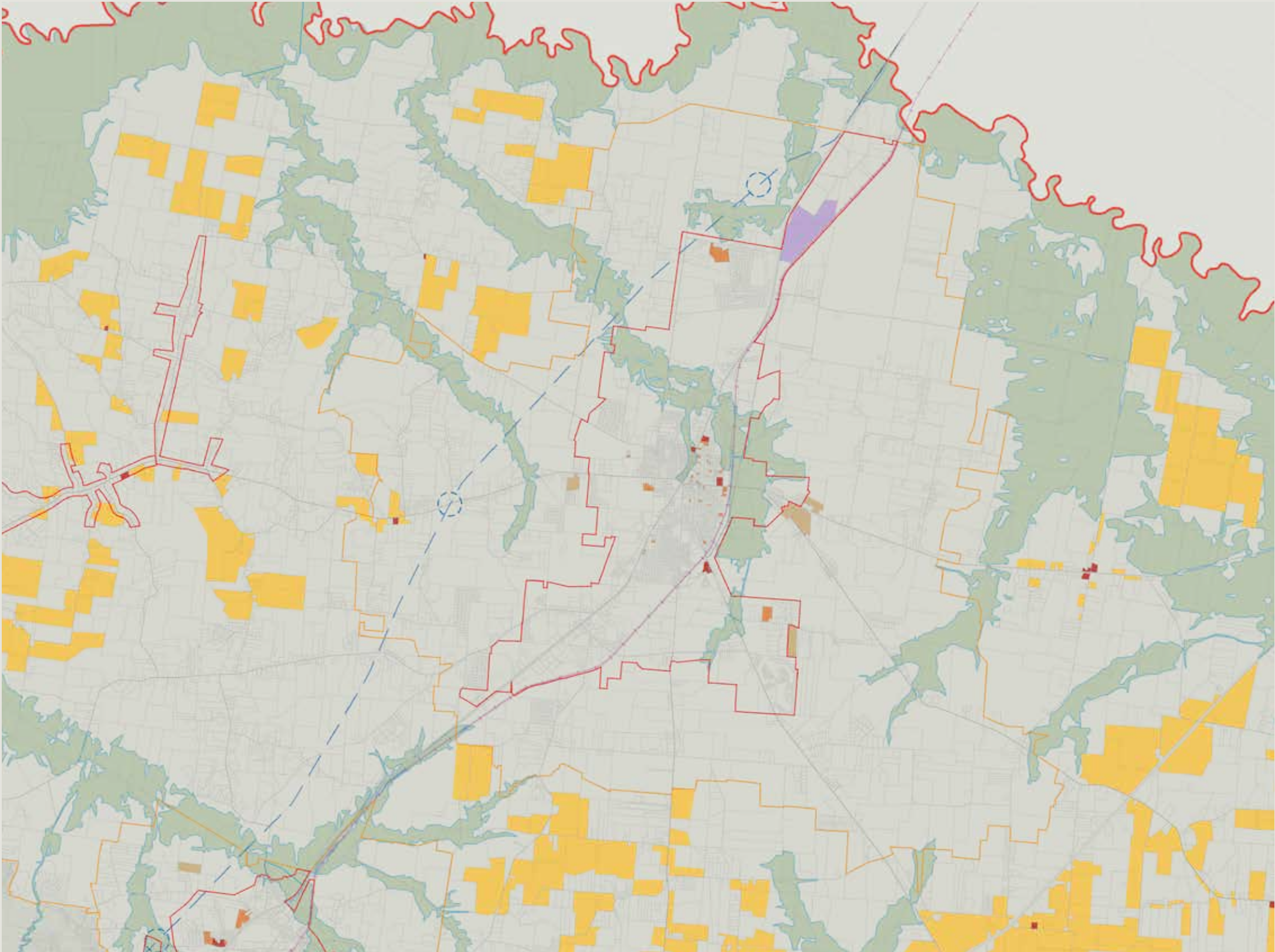
	Covington	Munford	Atoka	Brighton	Mason	Elsewhere	Tipton Co.
Residential	1690 Units	1215 Units	1855 Units	552 Units	210 Units	1840 Units	7362 Units
	141 Acres	101 Acres	155 Acres	46 Acres	17 Acres		
Commercial	49 Acres	35 Acres	53 Acres	16 Acres	4 Acres	53 Acres	212 Acres
Industrial	150 Acres						

Disclaimer: Draft graphic representation of the development potential in hypothetical locations based on the market analysis findings for each development scenario.

Scenario 1
“Business-As-Usual”

City of Covington
563 Units

RESIDENTIAL DEVELOPMENT		
<div></div>	Within Existing Municipal Boundaries	70 Acres
<div></div>	Adjacent to Municipal Boundaries	94 Acres
<div></div>	4-Ways	-
<div></div>	Conservation Cluster	-
<div></div>	Rural Residential (FAR & R-1)	-
COMMERCIAL DEVELOPMENT		
<div></div>		16 Acres
INDUSTRIAL DEVELOPMENT		
<div></div>		150 Acres

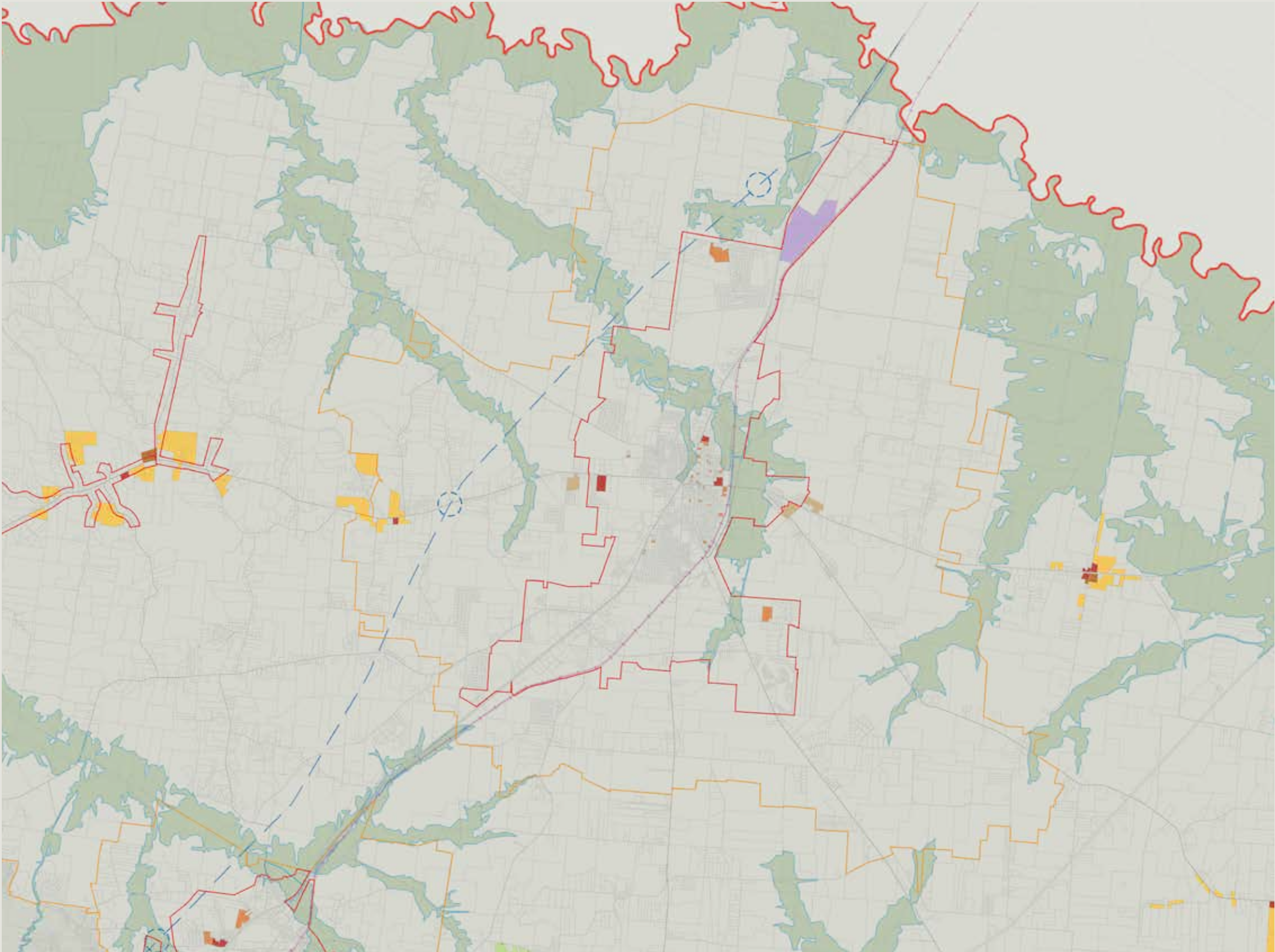


Disclaimer: Draft graphic representation of the development potential in hypothetical locations based on the market analysis findings for each development scenario.

Scenario 2
Balanced Growth Pattern

City of Covington
789 Units

RESIDENTIAL DEVELOPMENT		
<div></div>	Within Existing Municipal Boundaries	66 Acres
<div></div>	Adjacent to Municipal Boundaries	42 Acres
<div></div>	4-Ways	-
<div></div>	Conservation Cluster	-
<div></div>	Rural Residential (FAR & R-1)	-
COMMERCIAL DEVELOPMENT		
<div></div>		23 Acres
INDUSTRIAL DEVELOPMENT		
<div></div>		150 Acres

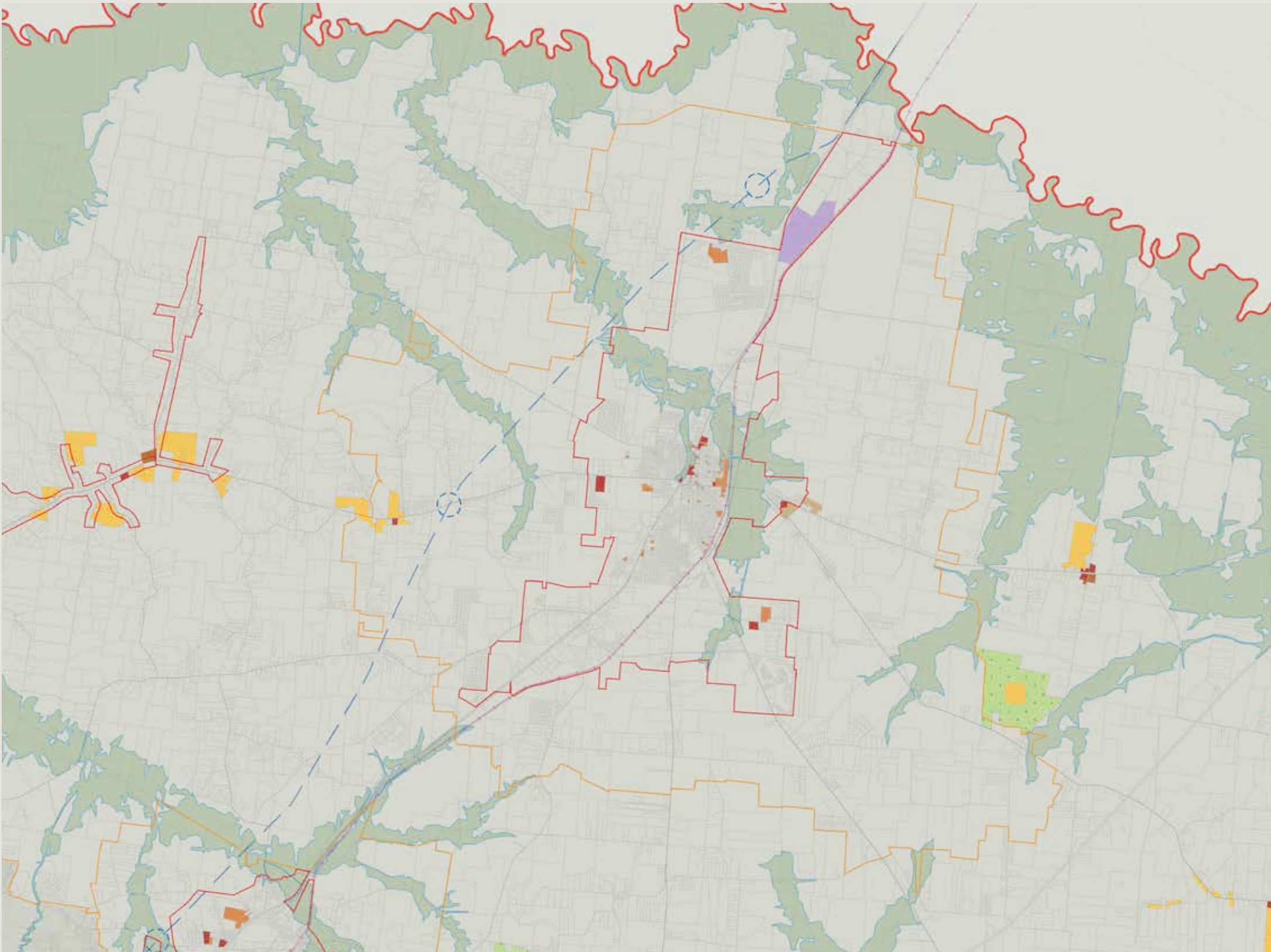


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Scenario 3
Community Focused &
Clusterd Countryside

City of Covington
1126 Units

RESIDENTIAL DEVELOPMENT		
<div></div>	Within Existing Municipal Boundaries	94 Acres
<div></div>	Adjacent to Municipal Boundaries	28 Acres
<div></div>	4-Ways	-
<div></div>	Conservation Cluster	-
<div></div>	Rural Residential (FAR & R-1)	-
COMMERCIAL DEVELOPMENT		
<div></div>		32 Acres
INDUSTRIAL DEVELOPMENT		
<div></div>		150 Acres

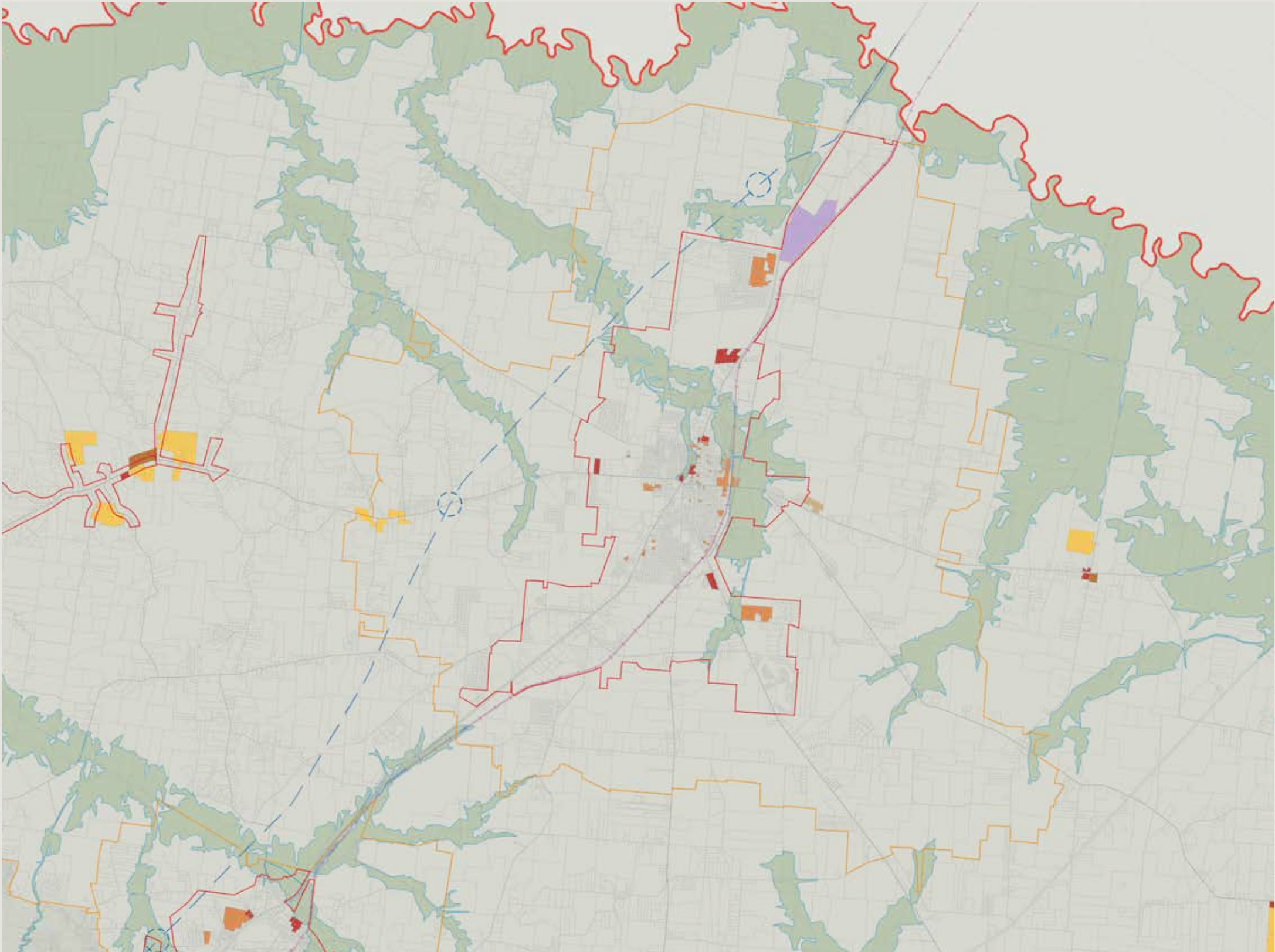


Disclaimer: Draft graphic representation of the development potential in hypothetical locations based on the market analysis findings for each development scenario.

Scenario 4
Community Concentration &
Countryside Conservation

City of Covington
1690 Units

RESIDENTIAL DEVELOPMENT		
<div></div>	Within Existing Municipal Boundaries	141 Acres
<div></div>	Adjacent to Municipal Boundaries	14 Acres
<div></div>	4-Ways	-
<div></div>	Conservation Cluster	-
<div></div>	Rural Residential (FAR & R-1)	-
COMMERCIAL DEVELOPMENT		
<div></div>		49 Acres
INDUSTRIAL DEVELOPMENT		
<div></div>		150 Acres

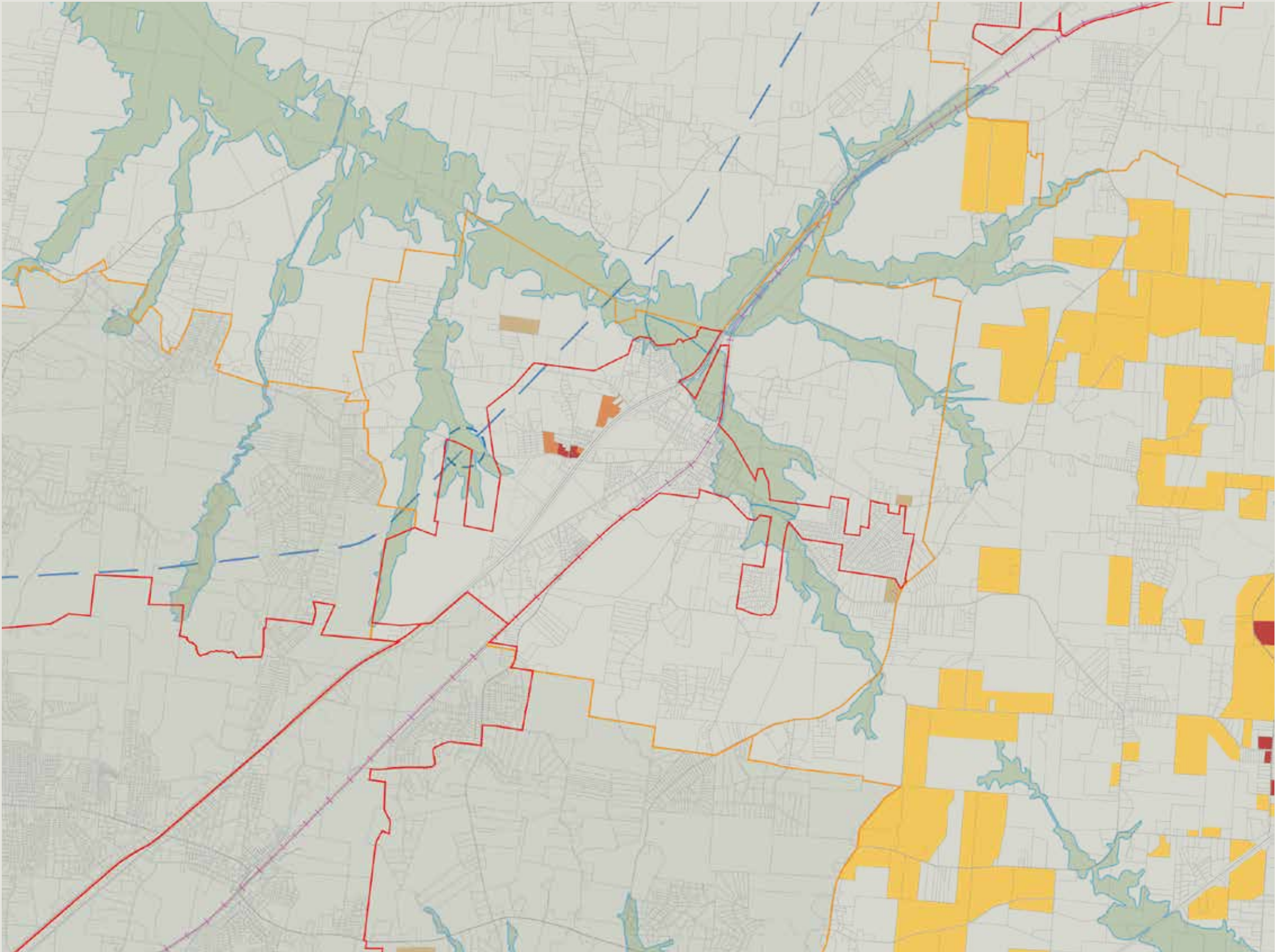


Disclaimer: Draft graphic representation of the development potential in hypothetical locations based on the market analysis findings for each development scenario.

Scenario 1
“Business-As-Usual”

Town of Brighton
184 Units

RESIDENTIAL DEVELOPMENT		
<div></div>	Within Existing Municipal Boundaries	23 Acres
<div></div>	Adjacent to Municipal Boundaries	31 Acres
<div></div>	4-Ways	-
<div></div>	Conservation Cluster	-
<div></div>	Rural Residential (FAR & R-1)	-
COMMERCIAL DEVELOPMENT		
<div></div>		5 Acres
INDUSTRIAL DEVELOPMENT		
<div></div>		

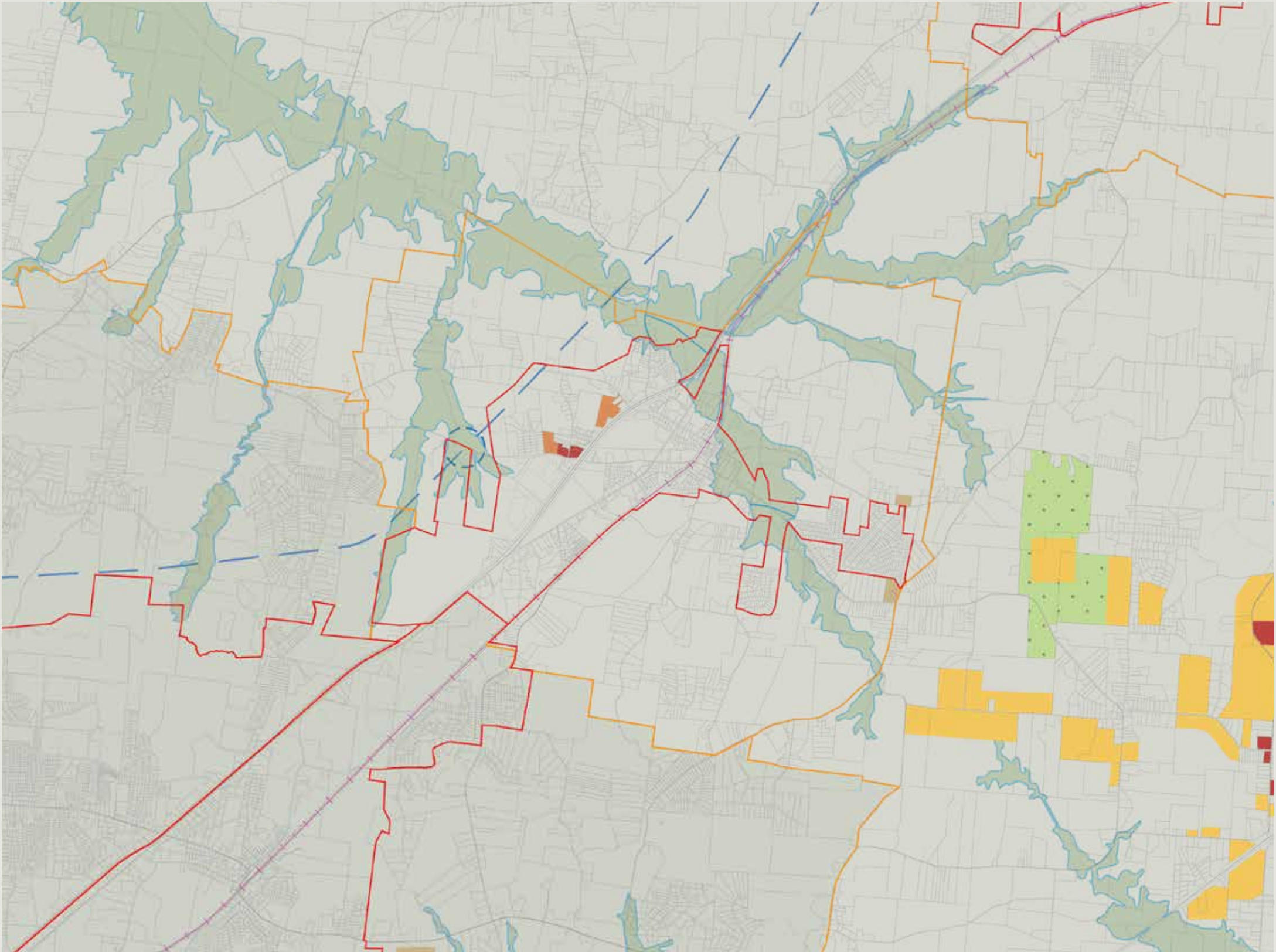


Disclaimer: Draft graphic representation of the development potential in hypothetical locations based on the market analysis findings for each development scenario.

Scenario 2
Balanced Growth Pattern

Town of Brighton
258 Units

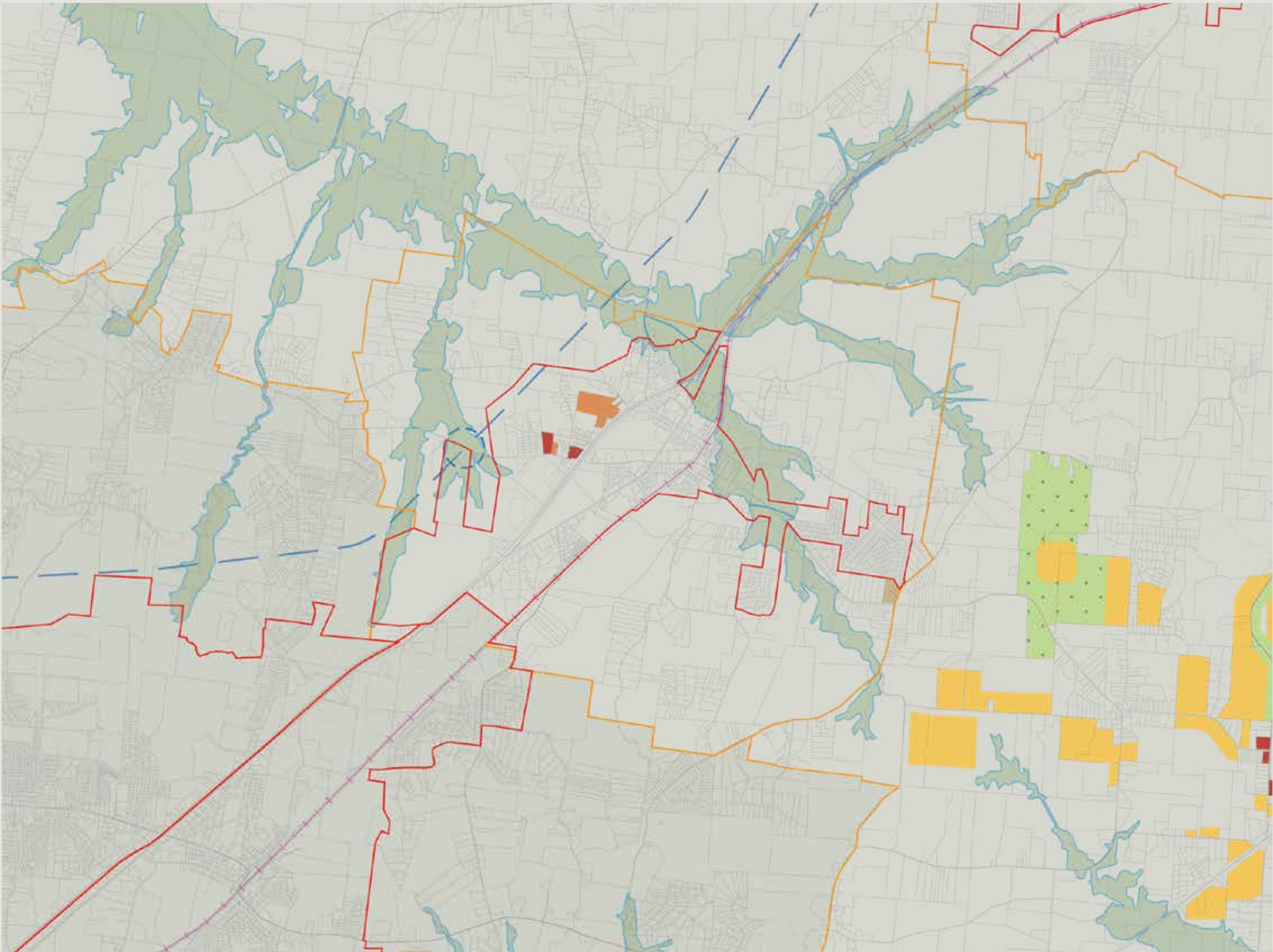
RESIDENTIAL DEVELOPMENT		
<div></div>	Within Existing Municipal Boundaries	22 Acres
<div></div>	Adjacent to Municipal Boundaries	14 Acres
<div></div>	4-Ways	-
<div></div>	Conservation Cluster	-
<div></div>	Rural Residential (FAR & R-1)	-
COMMERCIAL DEVELOPMENT		
<div></div>		7 Acres
INDUSTRIAL DEVELOPMENT		
<div></div>		



Scenario 3
Community Focused &
Clusterd Countryside

Town of Brighton
368 Units

RESIDENTIAL DEVELOPMENT		
<div></div>	Within Existing Municipal Boundaries	31 Acres
<div></div>	Adjacent to Municipal Boundaries	9 Acres
<div></div>	4-Ways	-
<div></div>	Conservation Cluster	-
<div></div>	Rural Residential (FAR & R-1)	-
COMMERCIAL DEVELOPMENT		
<div></div>		11 Acres
INDUSTRIAL DEVELOPMENT		
<div></div>		



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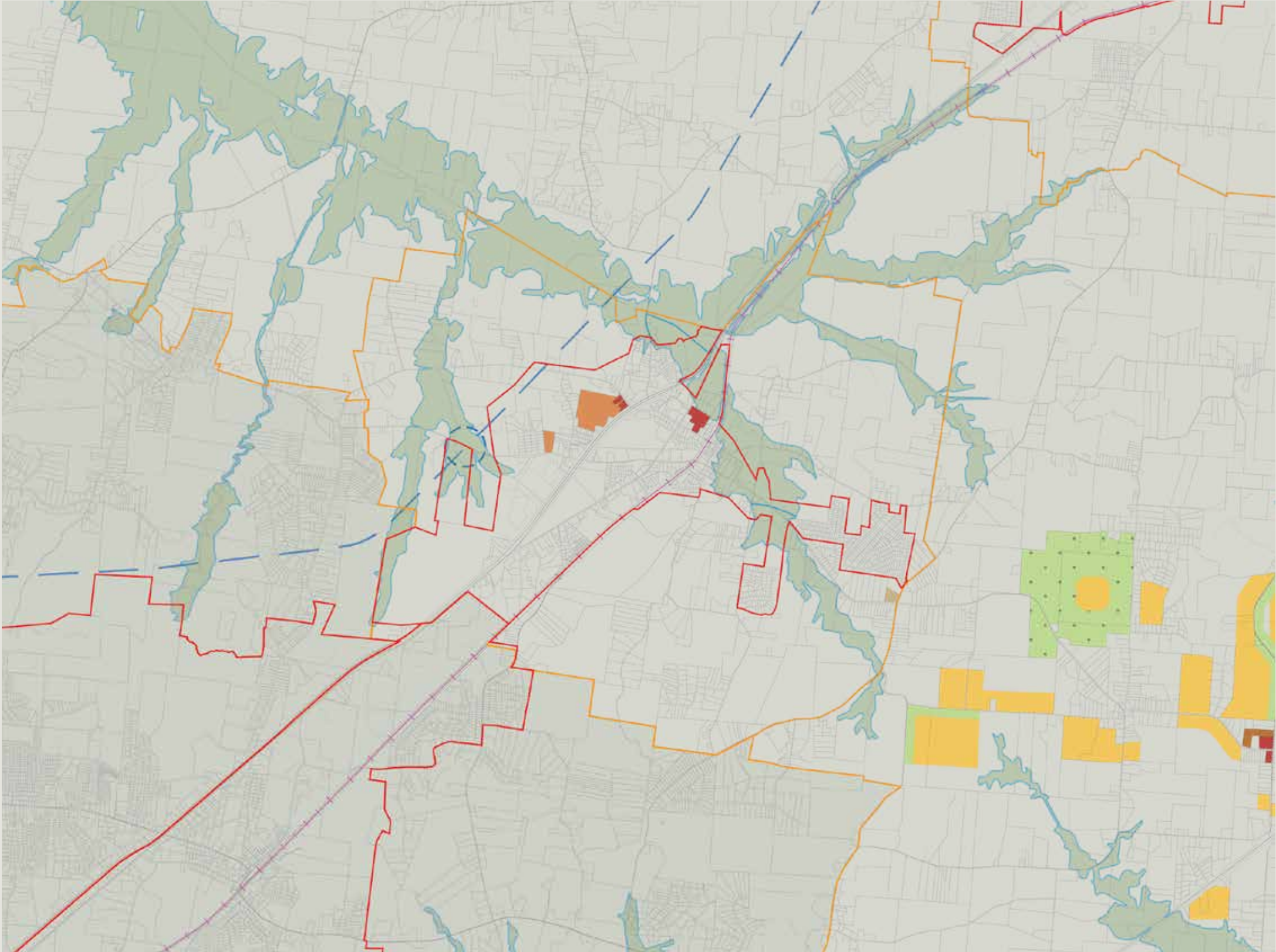
Scenario 4

Community Concentration & Countryside Conservation

Town of Brighton

552 Units

RESIDENTIAL DEVELOPMENT		
<div></div>	Within Existing Municipal Boundaries	46 Acres
<div></div>	Adjacent to Municipal Boundaries	5 Acres
<div></div>	4-Ways	-
<div></div>	Conservation Cluster	-
<div></div>	Rural Residential (FAR & R-1)	-
COMMERCIAL DEVELOPMENT		
<div></div>		16 Acres
INDUSTRIAL DEVELOPMENT		
<div></div>		

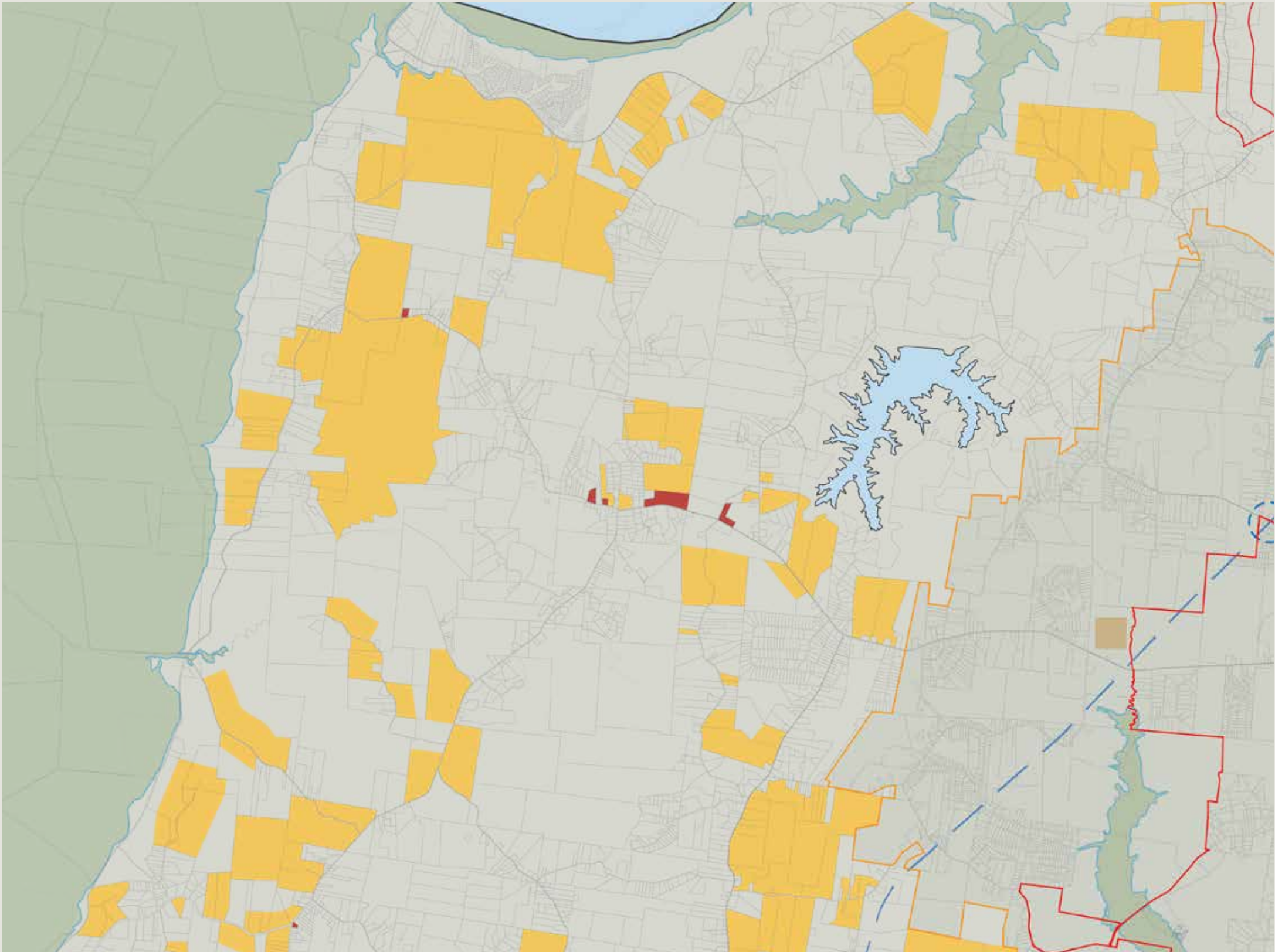


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Scenario 1
“Business-As-Usual”

Drummonds

RESIDENTIAL DEVELOPMENT	
<div></div>	Within Existing Municipal Boundaries
<div></div>	Adjacent to Municipal Boundaries
<div></div>	4-Ways
<div></div>	Conservation Cluster
<div></div>	Rural Residential (FAR & R-1)
COMMERCIAL DEVELOPMENT	
<div></div>	
INDUSTRIAL DEVELOPMENT	
<div></div>	

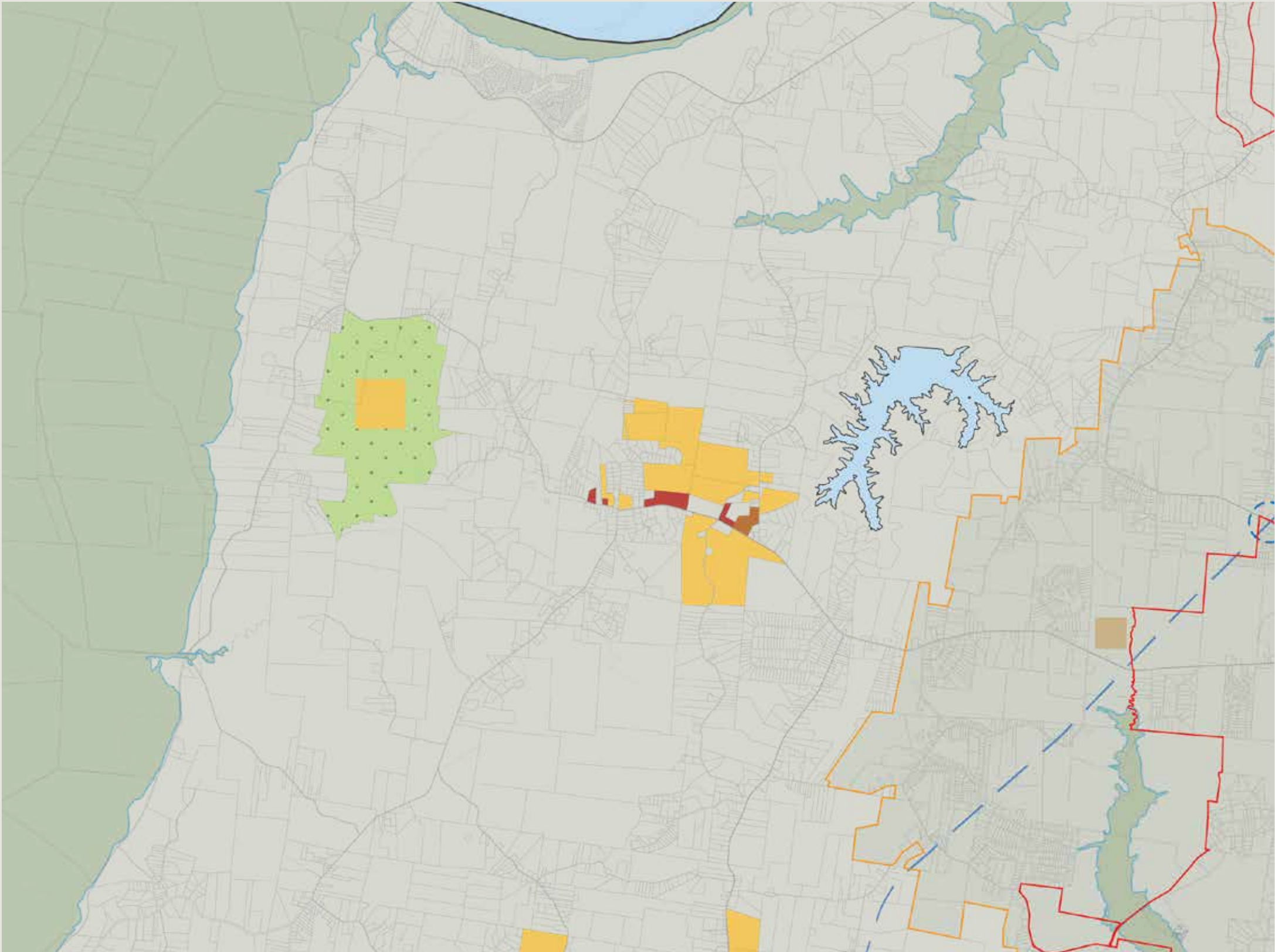


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Scenario 2
Balanced Growth Pattern

Drummonds

RESIDENTIAL DEVELOPMENT	
<div></div>	Within Existing Municipal Boundaries
<div></div>	Adjacent to Municipal Boundaries
<div></div>	4-Ways
<div></div>	Conservation Cluster
<div></div>	Rural Residential (FAR & R-1)
COMMERCIAL DEVELOPMENT	
<div></div>	
INDUSTRIAL DEVELOPMENT	
<div></div>	

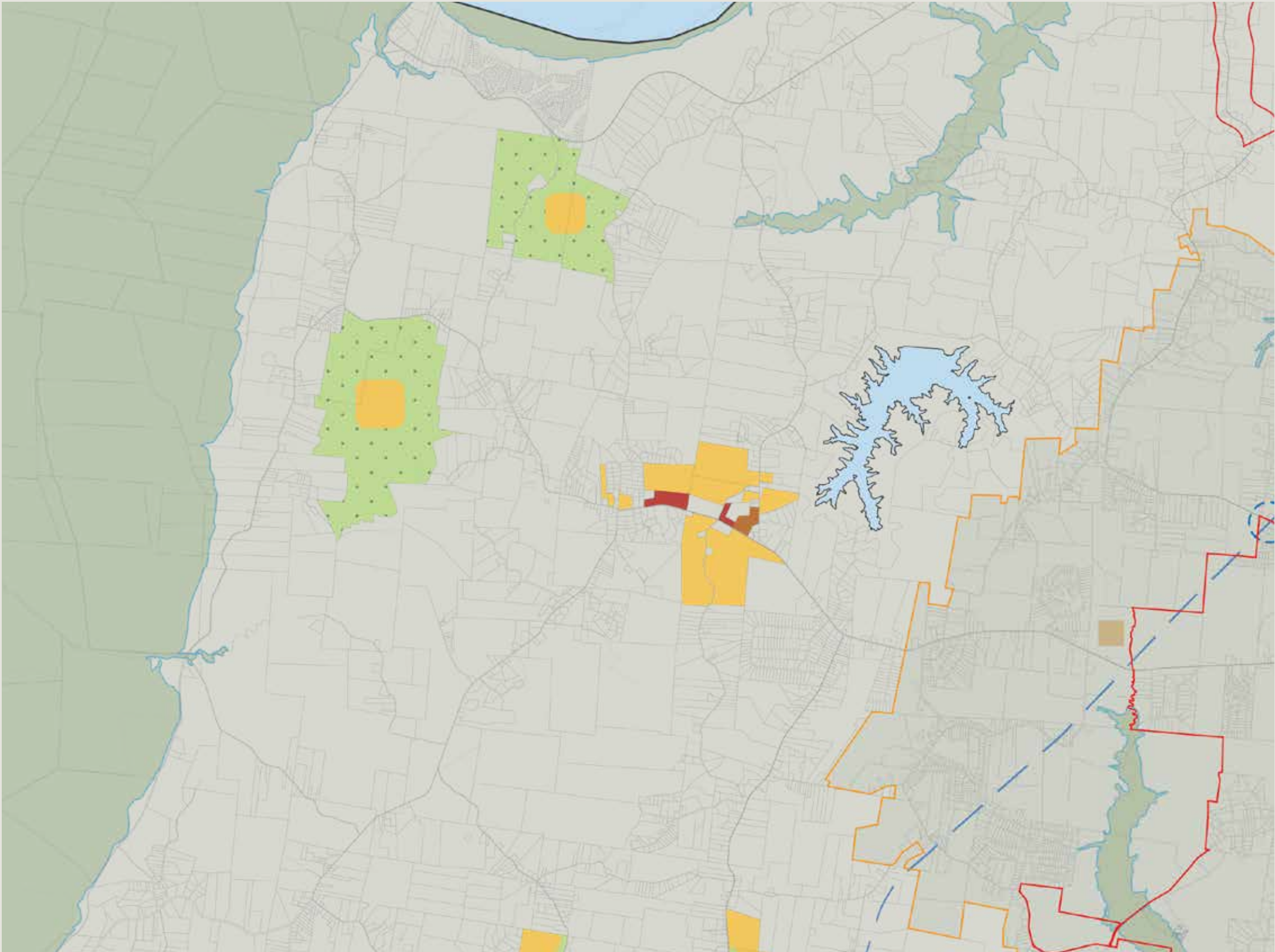


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Scenario 3
Community Focused &
Clusterd Countryside

Drummonds

RESIDENTIAL DEVELOPMENT	
<div></div>	Within Existing Municipal Boundaries
<div></div>	Adjacent to Municipal Boundaries
<div></div>	4-Ways
<div></div>	Conservation Cluster
<div></div>	Rural Residential (FAR & R-1)
COMMERCIAL DEVELOPMENT	
<div></div>	
INDUSTRIAL DEVELOPMENT	
<div></div>	

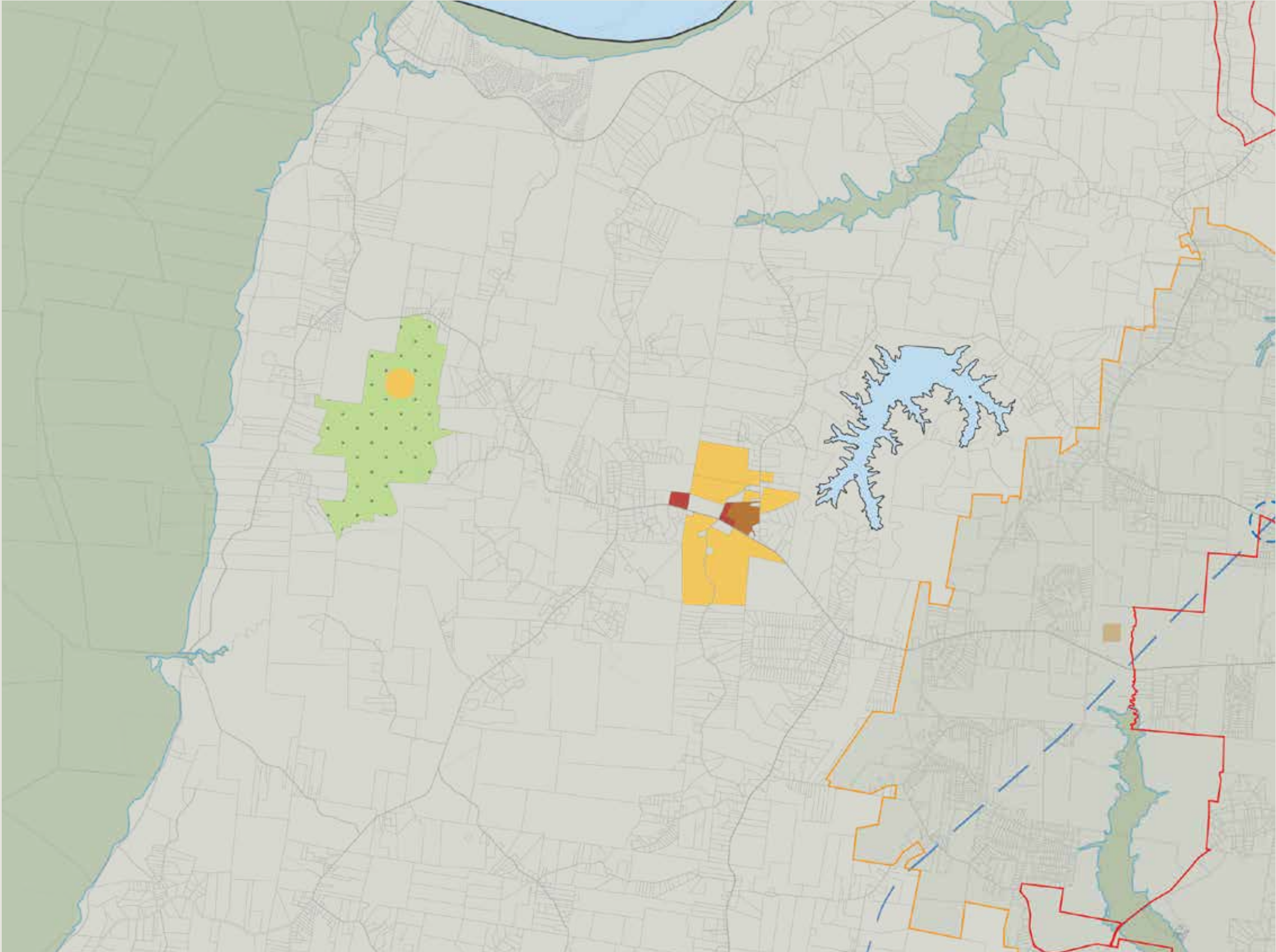


Disclaimer: Draft graphic representation of the development potential in hypothetical locations based on the market analysis findings for each development scenario.

Scenario 4
Community Concentration &
Countryside Conservation

Drummonds

RESIDENTIAL DEVELOPMENT	
<div></div>	Within Existing Municipal Boundaries
<div></div>	Adjacent to Municipal Boundaries
<div></div>	4-Ways
<div></div>	Conservation Cluster
<div></div>	Rural Residential (FAR & R-1)
COMMERCIAL DEVELOPMENT	
<div></div>	
INDUSTRIAL DEVELOPMENT	
<div></div>	



Disclaimer: Draft graphic representation of the development potential in hypothetical locations based on the market analysis findings for each development scenario.





























































































What is a Place Type?

Land Use Place Types Overview

DRAFT

FUTURE LAND USE PLAN & GROWTH PRINCIPLES

LAND USE PLACE TYPES

COLOR	PLACE TYPE	RESIDENTIAL	COMMERCIAL / RETAIL	OFFICE	AGRICULTURAL	HEAVY INDUSTRIAL	LIGHT INDUSTRIAL	CIVIC / INSTITUTION**	PARKS / RECREATION**
	TOWN CENTER								
	TOWN CORRIDOR								
	TOWN COMMERCIAL								
	TOWN RESIDENTIAL								
	NEIGHBORHOOD CENTER								
	NEIGHBORHOOD RESIDENTIAL								
	RURAL FOUR-WAY								
	FORESTRY, AGRICULTURAL, & RURAL RESIDENTIAL (FARR)								
	OPEN SPACE								
	EMPLOYMENT CENTER								
	FLOODPLAIN OVERLAY*								
	AIRPORT OVERLAY*								











* The Floodplain Overlay & the Airport Overlay are not land use types; however, lands that associated with these overlays may be regulated differently due to the impact from floodplain or the airport.

** Civic/Institution & Parks/Recreation are permitted in all Place Types.

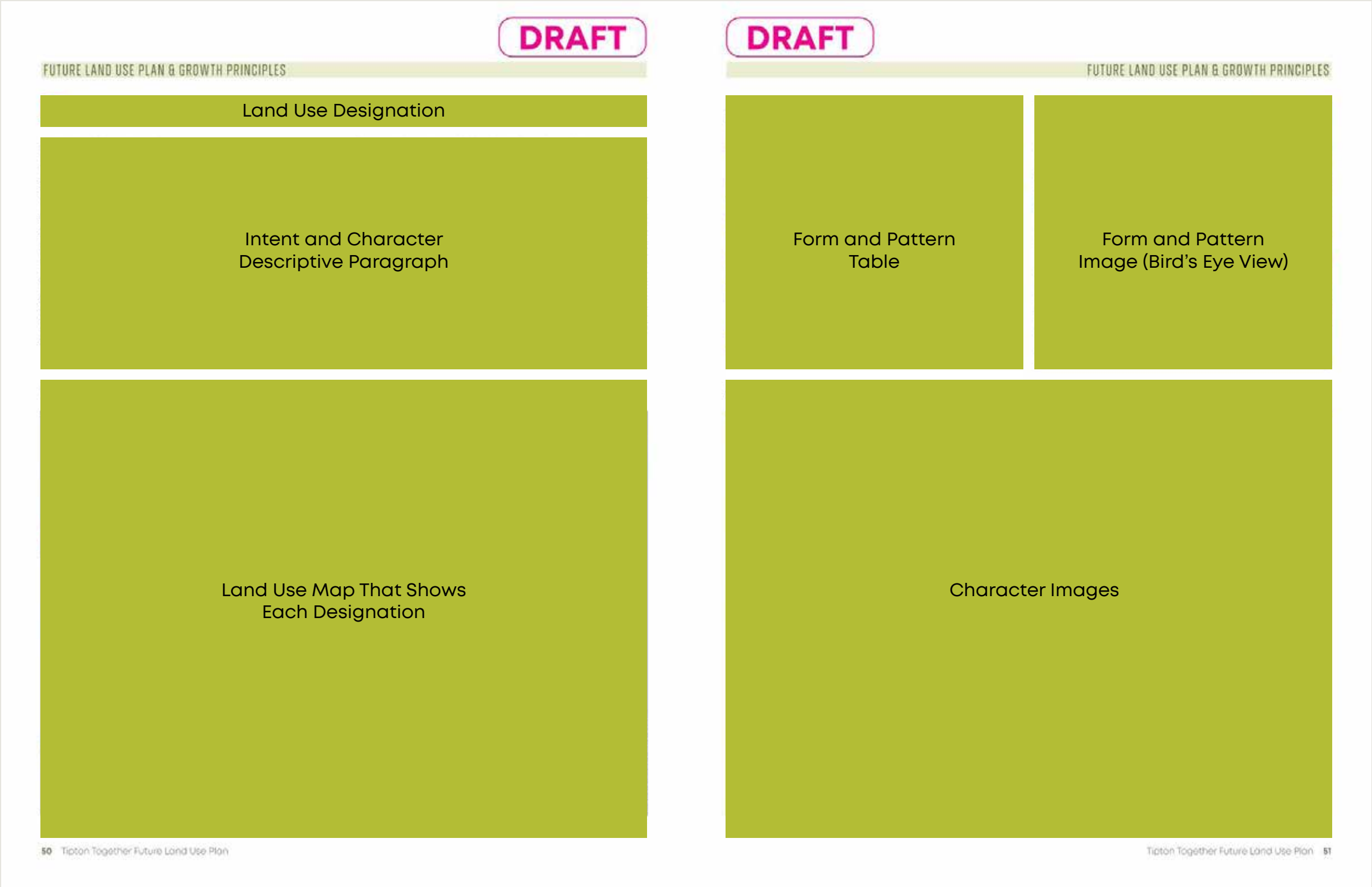
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FUTURE LAND USE PLAN & GROWTH PRINCIPLES

DESCRIPTION OF LAND USE PLACE TYPES

	Town Center	A community core with a concentrated variety and mix of higher density/intensity retail, commercial, office, civic, residential, and light industrial use.
	Town Corridor	Higher to moderate density/intensity retail, commercial, office, civic, residential use typically located along and adjacent to primary transportation corridors.
	Town Commercial	Areas of moderate to lower density/intensity commercial, retail, office, and civic uses typically associated with larger building footprints.
	Town Residential	Neighborhoods characterized by moderate density residential uses incorporating a variety of housing types including townhomes, apartments, single-family homes and small nodes of commercial/retail.
	Neighborhood Center	A node that incorporates smaller scale lower density/intensity commercial, retail, office, and civic use, serving nearby or adjoining residential neighborhoods.
	Neighborhood Residential	Neighborhoods characterized by moderate to lower density residential use primarily composed of single-family, townhomes, and multi-family homes.
	Rural Four-Way	A rural crossroad or focal point of lower density retail, office, civic, light industrial, and residential uses providing services for the surrounding countryside.
	FARR	Countryside characterized by forestry, agricultural, and low-density rural residential uses.
	Open Space	Areas consisting of active or passive uses, parks, recreation, and environmentally sensitive features, such as floodplains and wetlands.
	Employment Center	Areas of varying density/intensity commercial, retail, office, civic/institution, light industrial, and heavy industrial uses.

General Place Type Layout



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TOWN CENTER

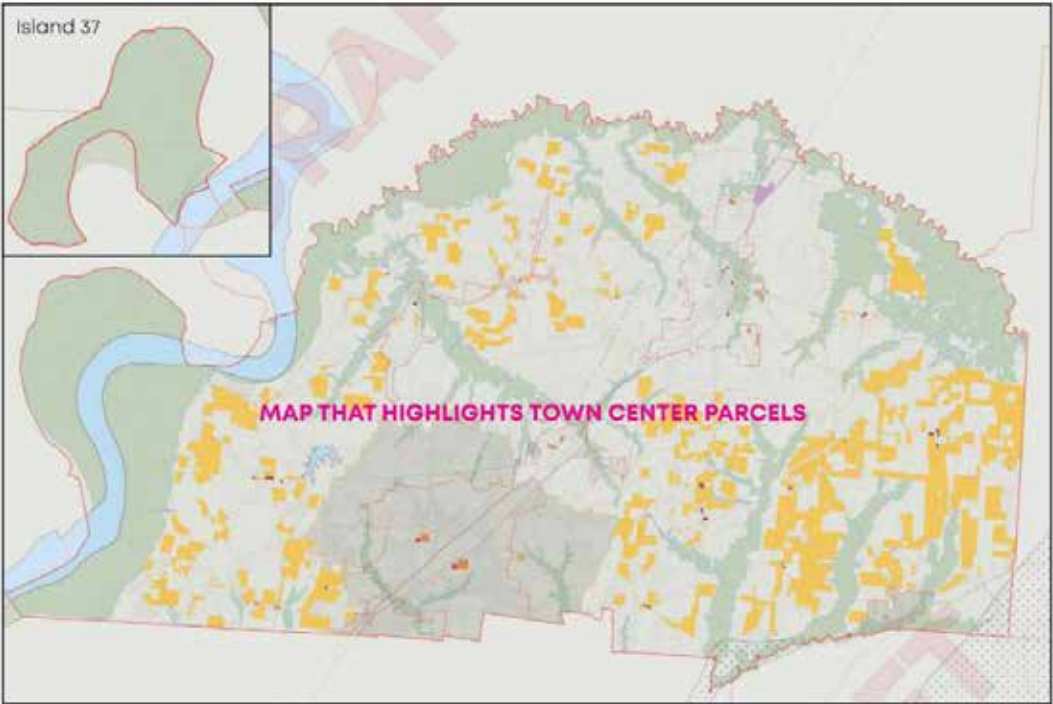
LAND USE INTENT

Town Center serves as a focal point for economic and civic life for communities in Tipton County. Typically concentrated within a few blocks, this core area encourages a mixture of high intensity commercial, retail, office, civic, residential, light industrial use, public space, and amenities. The Town Center is characterized by high levels of accessibility, mass transit potential, and essential support services within the community. Regular activities and special events are key activators of Town Centers, which serve as the social and cultural center of the community.

GENERAL DEVELOPMENT CHARACTER

Building forms are predominantly characterized by ground floors containing retail storefront, restaurant, lobbies, light industrial, or flex uses. In multi-story buildings, upper floors include office, residential, or hotel uses. These areas contain the greatest density/intensity and scale of development within a community. The highest level of architectural detail shall be paid to Town Center's, especially along street frontages and corner locations. Provide adequate width walkways for pedestrian circulation, public space, streetscape elements, and activities, such as outdoor dining.

TOWN CENTER LAND USE MAP



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DEVELOPMENT FORM & PATTERN

- General Development Pattern**
Concentration of high density/intensity, mixed-use buildings
- Residential Density**
8.0 - 24.0 dwelling units/acre (typical)
- Non-Residential Density**
Greater than 0.35 FAR (typical) ground floor
- Building Height**
2-5 stories (typical)
- Public Space Features**
Activated and programmed parks and public space
- Parking**
No minimum parking requirement; on-street parking and shared parking are encouraged

CHARACTER IMAGES



Small-scale Mixed-Use Buildings

Public Space Defined by Mixed-Use Buildings

Plaza with Hardscape and a Water Feature

A Town Center Main Street

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TOWN CORRIDOR

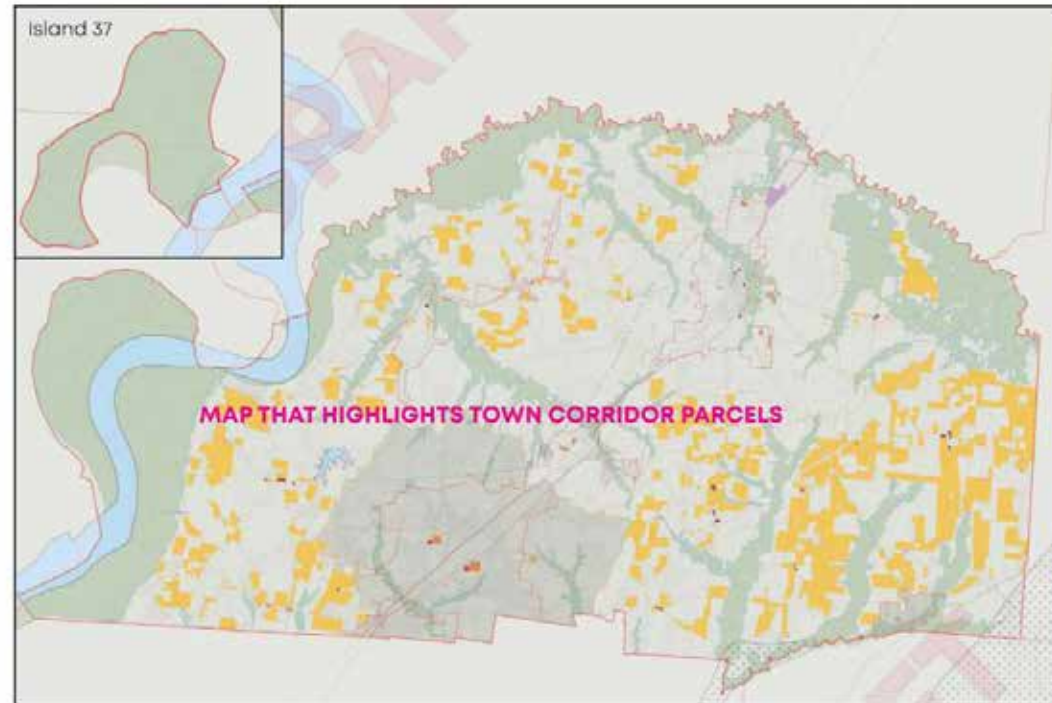
LAND USE INTENT

Town Corridor is a linear pattern of moderate to higher density along primary transportation corridors. These corridors vary in character and use ranging from established, historic residential, to attached housing, civic, commercial, office, and industrial use. Redevelopment can be dense/intense to offset land development costs. Town Corridors often occur along transit routes and should incorporate features for safe, aesthetically pleasing, and efficient vehicle and pedestrian mobility. Although there will be activity nodes and open space, the Town Corridor is not a primary activity hub.

GENERAL DEVELOPMENT CHARACTER

Building forms predominantly characterized by larger format retail and outparcels along the frontage of roadways. Typically, there is minimal activity at night, except where service stations and hotels exist. Architectural detail is focused on primary entry facades, with minimal design on secondary facades facing the service areas. Pedestrian and vehicular connectivity should be integrated along the roadway network to connect buildings with each other and adjacent cross streets.

TOWN CORRIDOR LAND USE MAP



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GENERAL DEVELOPMENT FORM

Development Pattern

Linear pattern of moderate to high single and mixed-use

Residential Density

6.0 - 18.0 dwelling units/acre (typical)

Non-Residential Density

Approximately 0.5 FAR (typical) ground floor

Building Height

1-5 stories (typical)

Public Space Features

Activated and programmed public space, linear parks

Parking

Shared parking encouraged



EXAMPLE TOWN CORRIDOR DEVELOPMENT

CHARACTER IMAGES



Mixed-Use with Residential above Retail



Attractive & Safe Pedestrian-Friendly Streetscape



Decorative Streetscape Elements



Public Arts above a Multimodal Street

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TOWN COMMERCIAL

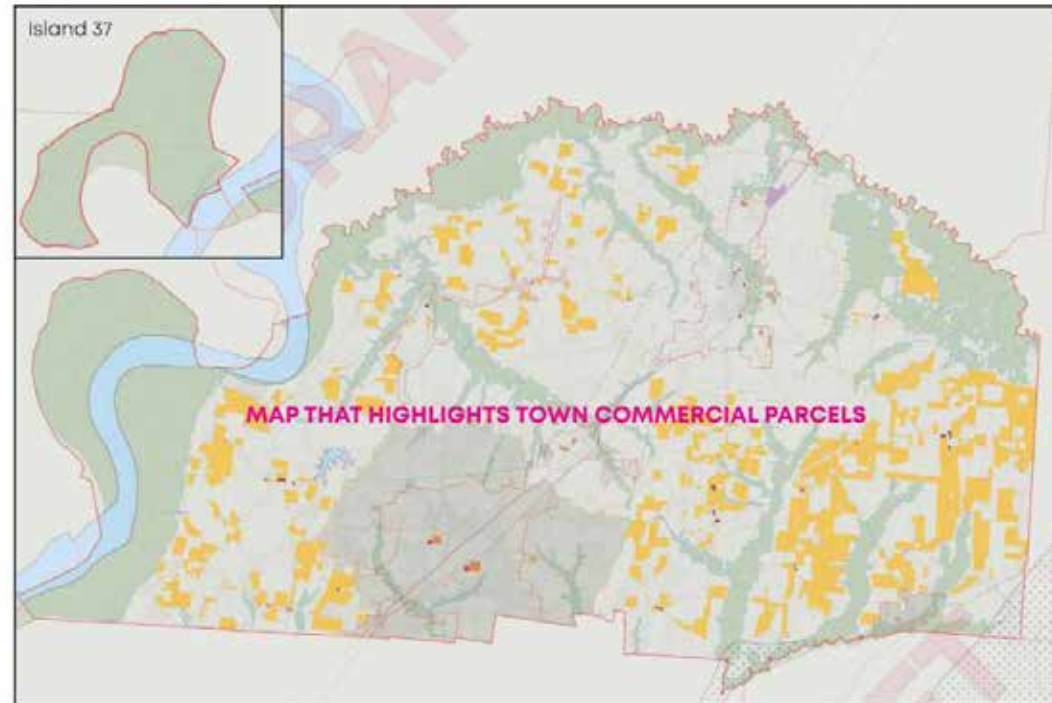
LAND USE INTENT

Town Commercial are generally larger, more contiguous areas of commercial, retail, services. Typically concentrated near the intersection of major roadways, Town Commercial is predominantly retail, office, or civic use. Hotels and attached residential are often included especially where convenient to restaurants, services, and amenities. Town Commercial should be accessible transportation routes. Entertainment, recreation, education, and special events are included in many Town Commercial developments to expand the range of viable uses.

GENERAL DEVELOPMENT CHARACTER

Building form characterized by larger format, in-line, one-story retail, often containing anchor stores with large building footprints and parking areas and outparcels along the frontage of roadways. Architectural detail is often focused on the primary entry façade, while minimal design features on secondary facades facing service areas. Pedestrian and vehicular connectivity should be integrated into the roadway network to connect adjacent uses and buildings with one another. Town Commercial areas should be located where there is adequate infrastructure within existing communities.

TOWN COMMERCIAL LAND USE MAP



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DEVELOPMENT FORM & PATTERN

General Development Pattern

Concentration of moderate to lower intensity buildings with large footprints and parking areas

Residential Density

6.0 - 12.0 dwelling units/acre (typical)

Non-Residential Density

Generally less than 0.35 FAR (typical) ground floor

Building Height

1-3 stories (typical)

Public Space Features

Plazas, squares, pocket parks, performance spaces, greenbelts, and stormwater features

Parking

Interconnected shared parking



CHARACTER IMAGES



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TOWN RESIDENTIAL

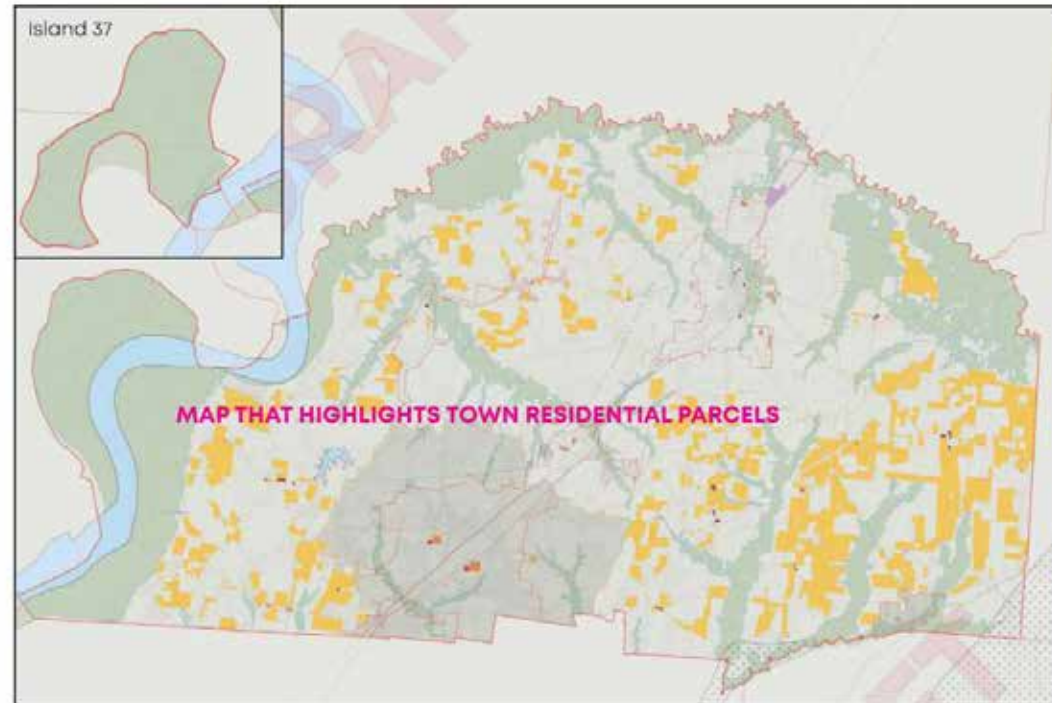
LAND USE INTENT

Town Residential serves as an essential component to provide neighborhoods with a diverse range of housing options, fostering a balanced and inclusive town environment for a broad range of households, families, ages, and incomes. Typically they are located within municipal limits, ensuring that urban residential development supports community vitality and livability. By providing a variety of housing options within a neighborhood in proximity to other uses, a sense of place where people can live, work, shop, and socialize can be created. The moderate density of development also promotes efficient land use and infrastructure utilization.

GENERAL DEVELOPMENT CHARACTER

Building form characterized primarily by a mix of housing types, ranging from townhomes and apartments to single-family homes. Streets incorporate sidewalks and are often designed with pedestrian-friendly features such as street trees. Green spaces, parks, and community amenities should be accessible within walking distance of residents. The focus is on creating a balanced and inclusive environment that encourages social interaction, promotes walkability, and provides access to multimodal transportation.

NEIGHBORHOOD RESIDENTIAL LAND USE MAP



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GENERAL DEVELOPMENT FORM

Development Pattern

Moderate intensity buildings

Residential Density

6.0 - 12.0 dwelling units/acre (typical)

Non-Residential Density

Approximately 0.5 FAR (typical) ground floor

Building Height

1-3 stories (typical)

Public Space Features

Parks, recreation fields, greenways, and stormwater features

Parking

On-street parking, driveways, and small parking areas



EXAMPLE TOWN RESIDENTIAL DEVELOPMENT

CHARACTER IMAGES



Community Center



Multi-Family



Community Green Space



Single-Family

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NEIGHBORHOOD CENTER

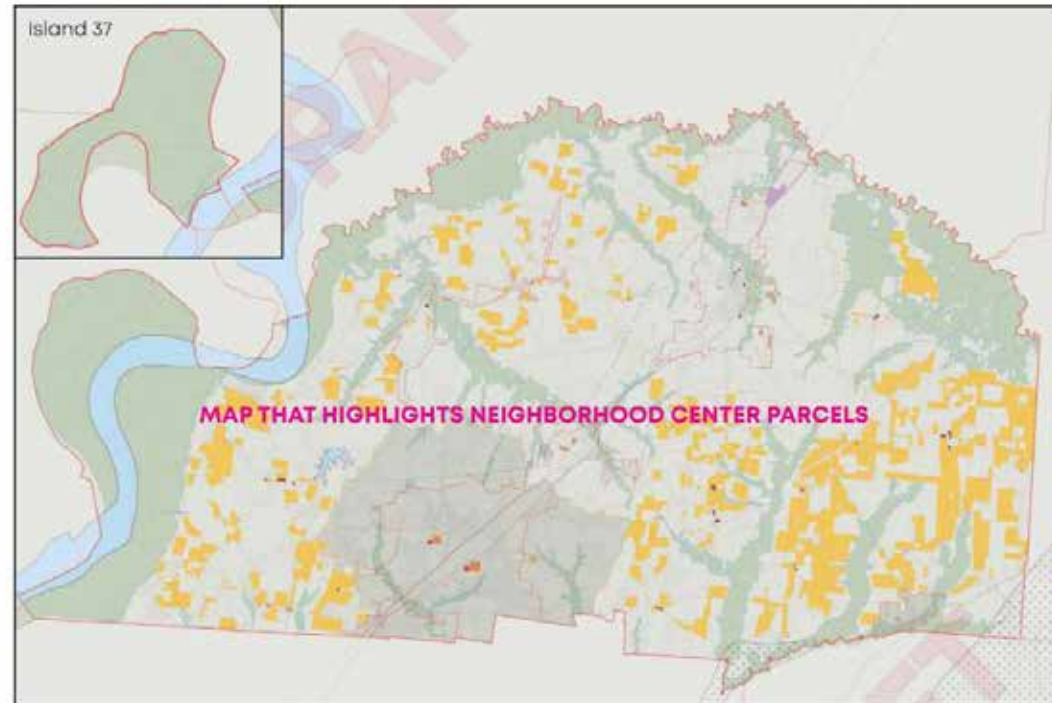
LAND USE INTENT

Neighborhood Centers are local activity nodes with a mix of uses. Typically, these nodes are small in scale, walkable, and convenient to adjacent neighborhoods. Often anchored by a convenience store, food market, or healthcare facility catering to the immediate needs of residents. Frequently, Neighborhood Centers will include restaurants, food and beverage options, public space, and amenities. Neighborhood Centers should be located where multimodal options can be available. Activities, special events, and programming are suited for the local community creating a hub to gather, meet, and strengthen the sense of community.

GENERAL DEVELOPMENT CHARACTER

Building forms are characterized by a combination of small to mid-size retail and occasional outparcels along the frontage of roadways. Architectural design should be heightened since they are often highly visible to nearby neighborhoods. Major emphasis should be placed on streetscaping, landscaping, and site furnishings for a pleasant experience as well as screening of parking, service, mechanical, and utility equipment. Smaller scale parking areas, a convenient location with adequate infrastructure, and an inviting pedestrian network interconnected with adjacent neighborhoods are critical to the Neighborhood Center.

NEIGHBORHOOD CENTER LAND USE MAP



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GENERAL DEVELOPMENT FORM

Development Pattern

Lower intensity mixed-use buildings

Residential Density

6.0 - 18.0 dwelling units/acre (typical)

Non-Residential Density

Approximately 0.35 - 0.5 FAR (typical) ground floor

Building Height

1-5 stories (typical)

Public Space Features

Activated and programmed public space, greenways, and pocket parks

Parking

On-street parking, interconnected and shared parking are encouraged



EXAMPLE OF NEIGHBORHOOD CENTER DEVELOPMENT

CHARACTER IMAGES



Healthcare Facility as the Anchor of Neighborhood



Pedestrian Access to Neighborhood Amenities



Public Space for Activities and Events



Access to Local Food and Beverage

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NEIGHBORHOOD RESIDENTIAL

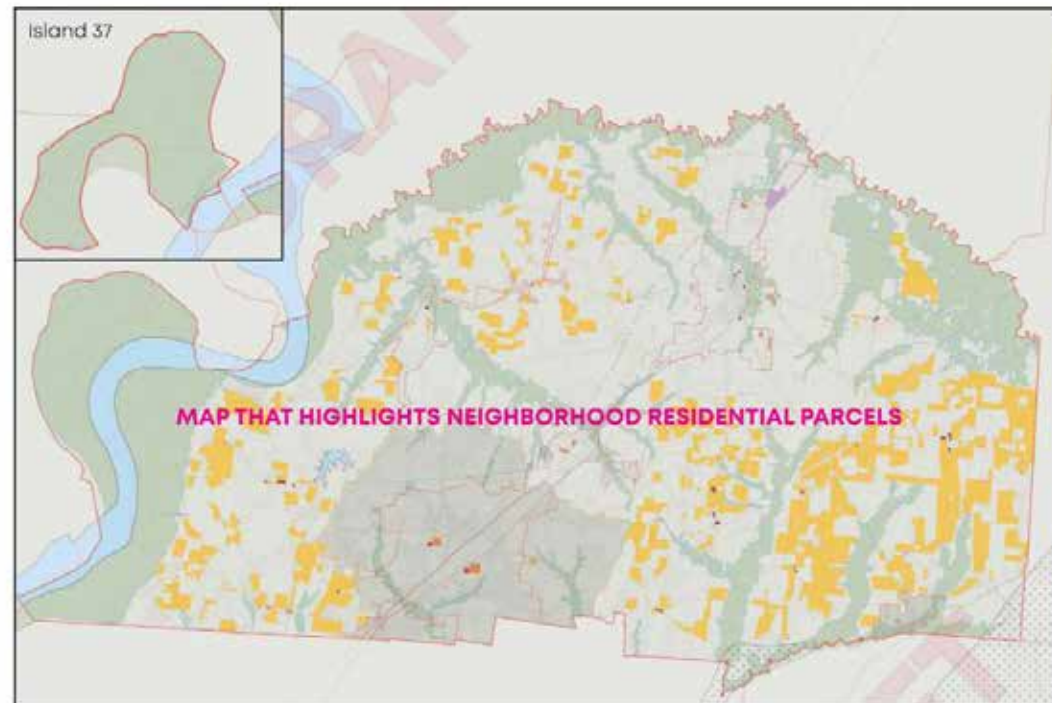
LAND USE INTENT

Neighborhood Residential serves as an essential component of communities, offering a range of places for people to live ideally in close proximity to amenities, services, and other residents. Typically, Neighborhood Residential areas are located within or on the outskirts of municipal boundaries. These neighborhoods are designed to provide a range of housing types and neighborhood parks and amenities that serve the needs of residents and enhance their quality of life. Neighborhood Residential areas provide a community-oriented living environment.

GENERAL DEVELOPMENT CHARACTER

Building form characterized by single family detached homes and where appropriate, duplexes, small apartment and townhomes, compatible with the scale and character of the neighborhood. Parks and public space fostering recreation, social connections, and a sense of belonging are focal points. The design of Neighborhood Residential should include an interconnected street network with considerations for walkability, multimodal transportation, and infrastructure aiding in mobility for all residents.

NEIGHBORHOOD RESIDENTIAL LAND USE MAP



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GENERAL DEVELOPMENT FORM

Development Pattern

Low to moderate detached and attached residential

Residential Density

4.0 - 8.0 dwelling units/acre (typical)

Non-Residential Density

Limited to neighborhood corner store

Building Height

1-3 stories (typical)

Public Space Features

Parks, recreational fields, and greenways

Parking

On-street parking, driveways, and small parking areas



EXAMPLE NEIGHBORHOOD RESIDENTIAL DEVELOPMENT

CHARACTER IMAGES



Neighborhood Corner Store



Water Features



Neighborhood Green



Neighborhood with Connected Sidewalks

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RURAL FOUR-WAY

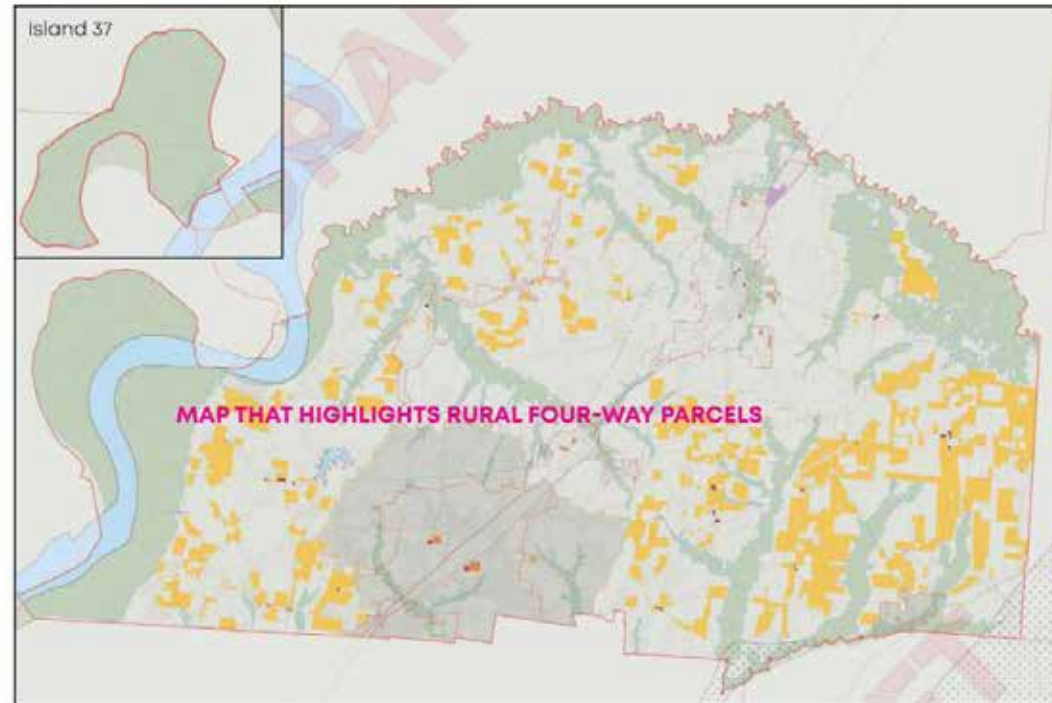
LAND USE INTENT

Four-Ways provide small nodes of commerce, services, social connection, and local identity. They are typically located at a rural crossroads and anchored by a combination of small scale commercial, retail, office, agribusiness, schools, churches, and civic uses. In the past, Four-Ways supported surrounding agrarian and natural landscape, providing a place for area residents to gather, learn, worship, purchase, or sell goods. A Four-Way is the social center for the surrounding community and may incorporate farmers markets, recreation, special events, and community programming.

GENERAL DEVELOPMENT CHARACTER

Buildings may take the form of landmarks, homes, a general store, restaurant, agri-business such as a cotton gin, supply, or terminal, providing commercial anchor for the community. Intimately scaled buildings allow parking areas to remain small, matching the rural context. As a Four-Ways grow, it is imperative that historic rural character is maintained, enhanced, and even used to provide special identity for the community. Roadways should respect the rural character by preserving existing features, improving connectivity, pedestrian safety, enhancing views of the countryside, and focusing development around the Four-Way.

NEIGHBORHOOD RURAL FOUR-WAY USE MAP



DRAFT

GENERAL DEVELOPMENT FORM

Development Pattern

Moderate to lower intensity buildings

Residential Density

4.0 - 8.0 dwelling units/acre (typical)

Non-Residential Density

Approximately 0.35 - 0.5 FAR (typical) ground floor

Building Height

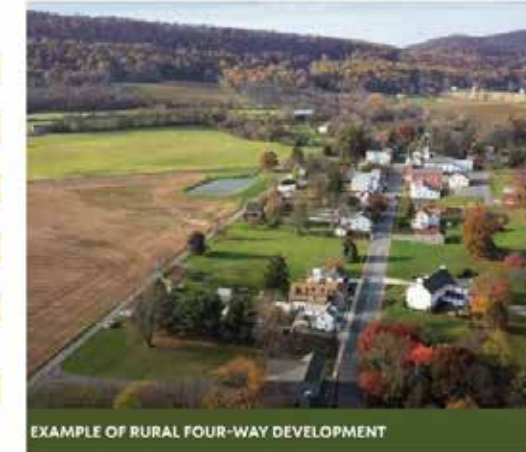
1-3 stories (typical)

Public Space Features

Activated and programmed public space, greenways, and stormwater features

Parking

On-street parking and small parking areas



CHARACTER IMAGES



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FORESTRY, AGRICULTURAL, & RURAL RESIDENTIAL (FARR)

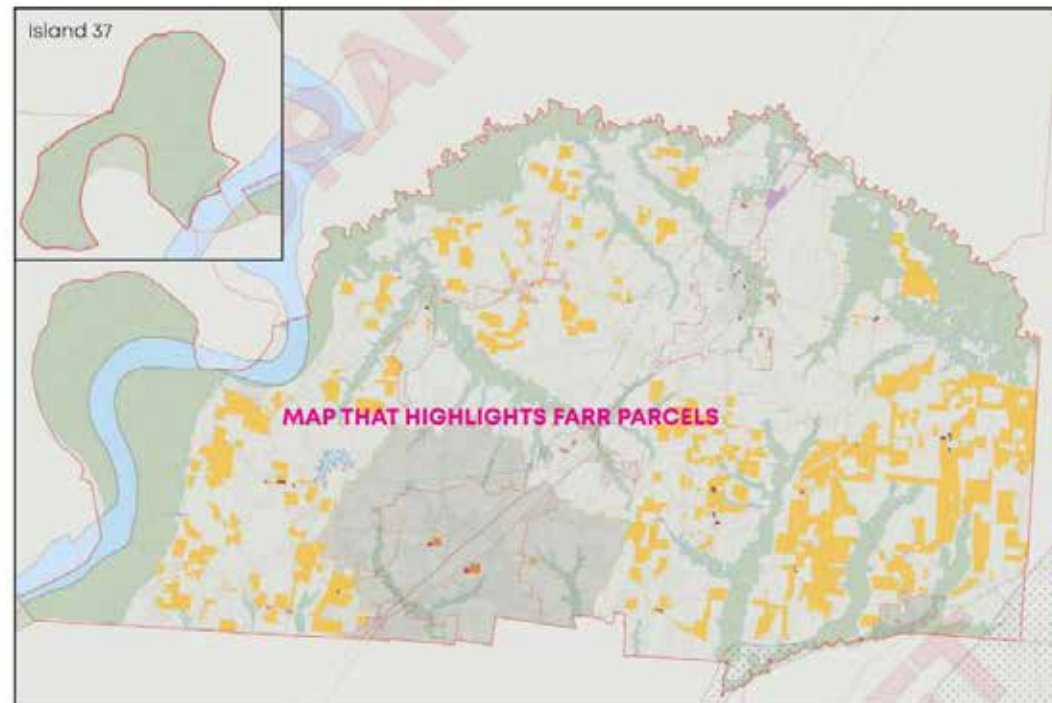
LAND USE INTENT

FARR serves as important components of the agrarian West Tennessee countryside cherished by Tipton County residents. Typically, this land use is spread out across the countryside, contributing to environmental preservation, agricultural sustainability, and the preservation of rural lifestyle and landscape. FARR allows for the construction of homes and farm-lets on larger lots as well as clustered single-family homes at a moderate density, preserving significant areas for farming, forestry, and natural preserve. This approach seeks to balance residential needs with the preservation of the rural countryside.

GENERAL DEVELOPMENT CHARACTER

The character can be described as a balanced mix of farming, natural landscape, and larger lots. Diversity in housing options in the countryside, such as clustered development, equestrian subdivisions, and farm-lets, accommodate a range of lifestyles that reinforce the character of these areas. Activity centers are encouraged to incorporate shared use such as produce, handcrafted furnishings, or artwork. Wildlife corridors and the integration of trail networks in natural areas can be incorporated. Roadways should retain narrow width and enhance views of the scenic rural countryside, improve connectivity, and enhance safety for area residents.

FARR LAND USE MAP



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GENERAL DEVELOPMENT FORM

Development Pattern

Lower intensity buildings and clusters

Residential Density

1.0 dwelling units/ 2.0 - 12.0 acres (typical)

Non-Residential Density

Limited to agriculture and recreation

Building Height

1-2 stories (typical)

Public Space Features

Natural areas, forest, greenways, trail corridors

Parking

Off-street parking, long driveways screened from viewsheds



EXAMPLE FARR DEVELOPMENT

CHARACTER IMAGES



Farmland



Scenic Road



Farmlet



Countryside Cluster Development

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OPEN SPACE

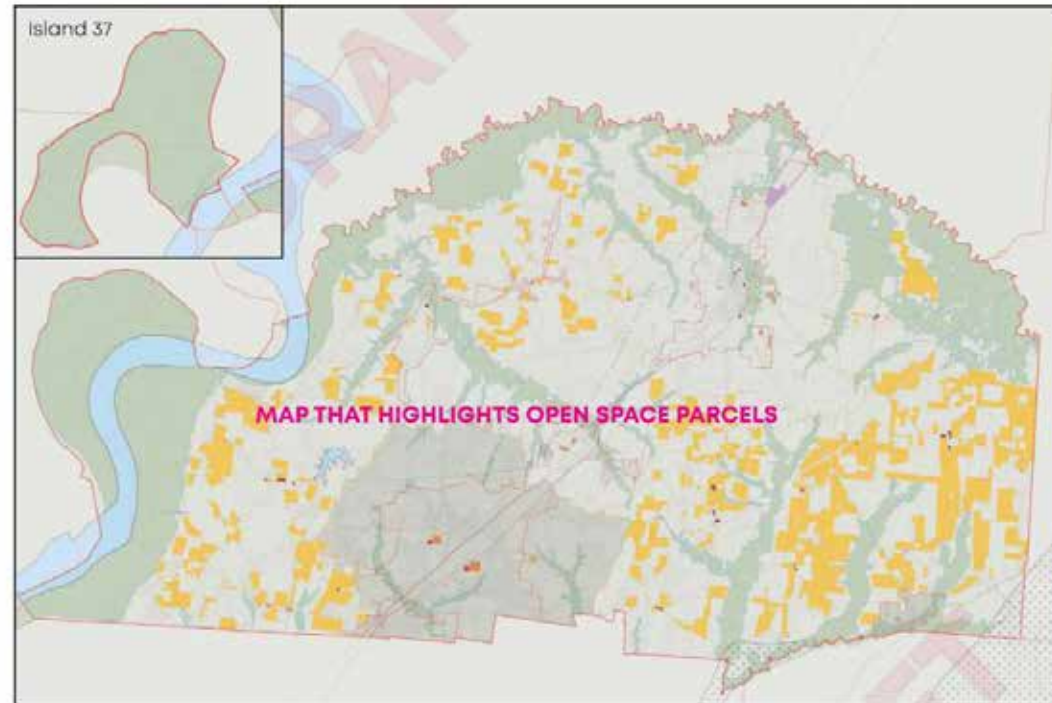
LAND USE INTENT

Open Space are areas appropriate for active or passive recreation and environmental preservation. Areas of Open Space have a wide range of sizes including linear or constrained, configurations such as utility easements, waterways, wetlands, and floodplains, the steep slopes of the Mississippi River Bluffs, and native forest along the Hatchie River Scenic River. Various forms of open space occur across county ranging from urban parks to rustic trails, waterways for fishing, or hunting grounds. Open space promotes a rural sense of place, active lifestyles, improves quality of life, and opportunities to connect with nature.

GENERAL DEVELOPMENT CHARACTER

Open Space areas contain minimal development of diverse special use building forms including features such as performance venues, pavilions, farmers markets, visitor centers, lodges, cabins, campgrounds, and boat/canoe houses. Most buildings tend to blend well with the landscape setting. The Mississippi River and Hatchie River along with the tributaries offer opportunities for sports and recreation, tourism development, and facilitating the movement of wildlife.

OPEN SPACE LAND USE MAP



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GENERAL DEVELOPMENT FORM

Development Pattern

Lower intensity special use buildings

Residential Density

N/A

Non-Residential Density

Limited to recreation and other special uses

Building Height

1 story (typical)

Public Space Features

Small natural and passive open space, recreation, and linear parks

Parking

Small parking areas near amenities



EXAMPLE OF OPEN SPACE DEVELOPMENT

CHARACTER IMAGES



Floodplain & Waterbased Recreation



Glenn Springs Lake



Sports Complex



Public Parks

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EMPLOYMENT CENTER

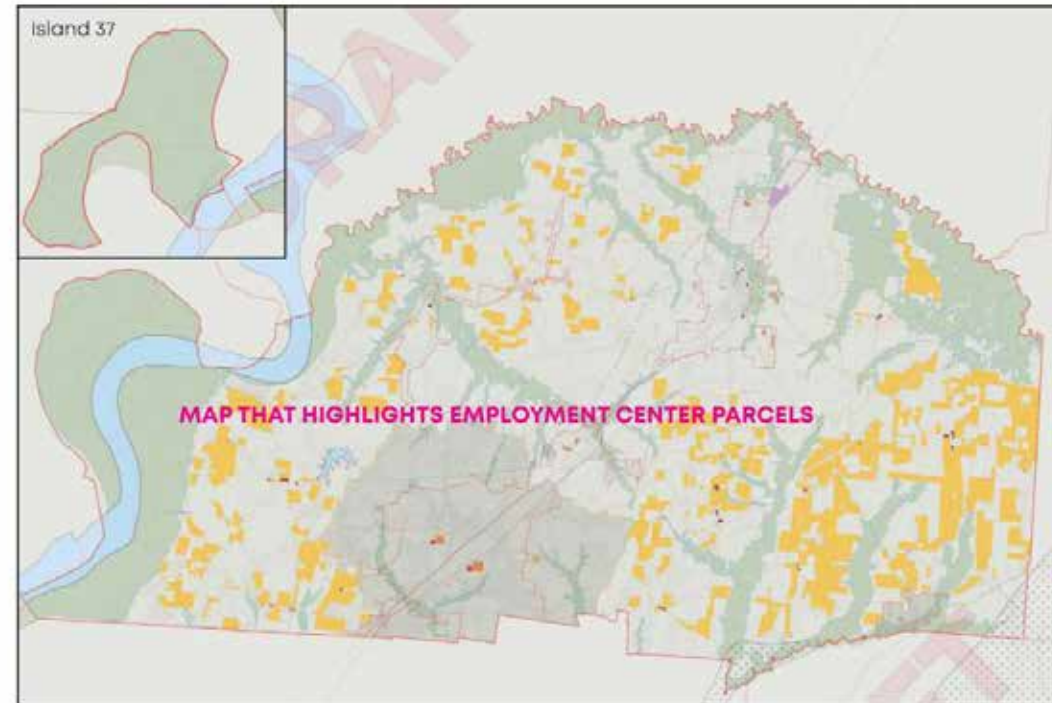
LAND USE INTENT

The Employment Center designation promotes economic development with industry and employment uses. Anchored by a blend of industry, warehouses, office, and research facilities, these uses promote a healthy economic and employment base. Access to a robust transportation network and support services are essential to Employment Centers. Providing an environment that nurtures talent and encourages creativity, the Employment Center strives to foster a prosperous community.

GENERAL DEVELOPMENT CHARACTER

Building form characterized by large "Box-Like" forms sometimes designed with attractive façade treatments. Loading and outdoor storage should be avoided on primary frontages and concealed by various screening techniques. That shield unattractive features and protect the scenic countryside. Improving buildings and reactivating dormant, existing employment centers is highly encouraged. Special attention is required in locating uses which generate noises or odors. Heavy industry should be sensitive to surrounding development as well as transportation, stormwater, and utility infrastructure.

EMPLOYMENT CENTER LAND USE MAP



DRAFT

GENERAL DEVELOPMENT FORM

Development Pattern

Moderate to lower intensity buildings

Residential Density

N/A

Non-Residential Density

Approximately 0.35 - 0.5 FAR (typical) ground floor

Building Height

1-2 stories (typical)

Public Space Features

Buffers along roads, greenways, and stormwater features

Parking

Large parking and service areas located to the side or the rear of buildings



EXAMPLE EMPLOYMENT CENTER DEVELOPMENT

CHARACTER IMAGES



Industrial Site with Stormwater Feature



Office Park with Attractive Landscaping



Industrial Site with Outdoor Storage Concealed



Office Campus with Shared Public Space

Land Use Plan Report Update

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Land Use Plan Report Update

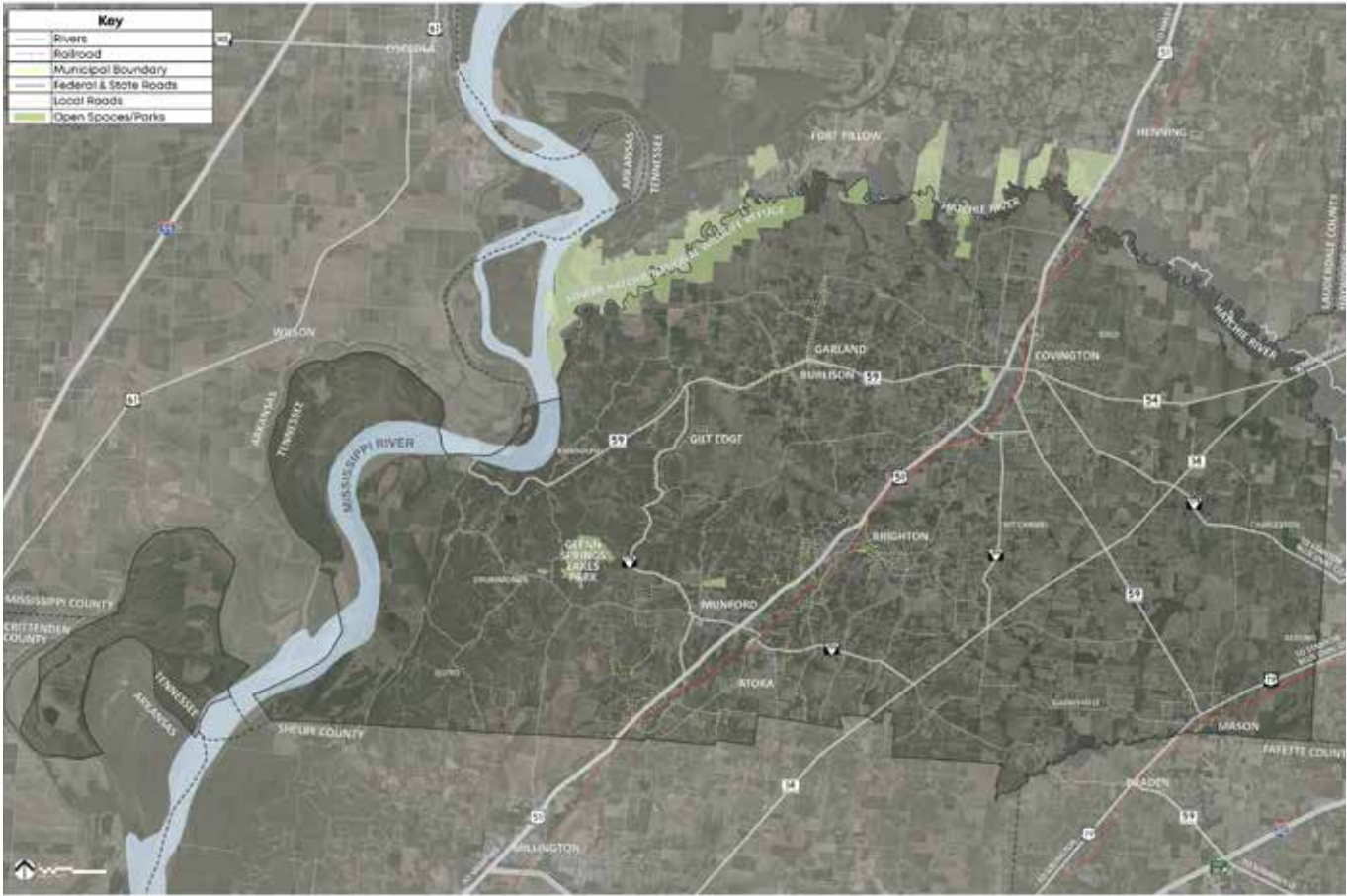
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APPENDICES

APPENDICES

- A: Glossary
- B: Steering Committee Meetings
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- D: Open House
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APPENDICES



LRK Preferred Growth Strategy
Tipton County, TN | 30.00076.00 | 6/20/20
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Tipton County Base Maps - Existing Condition
Scale: 1" = 1 mile



Next Steps Homework

Next Steps / Homework

- Review Place Type Palette (Send Comments by 9/13)
- Zoom Meeting to Review Draft Fiscal Analysis (Late September?)
- Public Engagement (Early October?)
 - Review Scenario Maps
 - Review Fiscal Impact
 - Draft Transportation Strategies

**Comments &
Suggestions**

Thank you

Mark Down Your Calendar for Upcoming Events
9/27? Steering Committee Meeting #8 (Zoom)

More questions? Send them to:
Scott Henninger at shenninger@lrk.com