

IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

POPULATION

Horn Lake is a component of a larger metropolis – the Memphis Metropolitan Statistical Area (MMA) - with a population of over one million people. Accordingly, any analysis of Horn Lake's population trends must begin with an analysis of the larger metropolis and subordinate divisions (i.e. *MMA, Counties, etc.*) of which it is a part. It is only from this vantage point that one is able to discern the demographics that characterize Horn Lake, and to gain insight into how these characteristics may influence its future.

The data reveals that while the MMA has experienced stable, temperate growth of around ten percent per decade over the last twenty years, many of the subordinate divisions such as DeSoto County and the City of Horn Lake, however, have experienced significantly higher rates of growth. The resulting conclusion is that there has been a “shifting” of the population within the MMA as opposed to dramatic “across the board” growth similar to that that has occurred in the more dynamic Atlanta Metropolitan and Nashville Metropolitan Areas.

Among the eight counties that make up the MMA, DeSoto County has been the greatest beneficiary of this “shifting” population phenomenon, primarily at the expense of Shelby County. A recent Internal Revenue Service analysis of *Net Annual Household Migration* from Shelby County indicated that DeSoto County was the number one recipient of these migrating households over the last ten years.

TABLE 1. POPULATION TRENDS - Memphis Metropolitan Statistical Area 1980 - 2000

	<u>1980</u>	<u>1990</u>	<u>% Change</u>	<u>2000</u>	<u>% Change</u>
MMA*	997,844	1,067,263	7.0%	1,205,203	12.9%
Shelby Co., TN	777,113	826,330	6.3%	897,472	8.6%
De Soto Co., MS	53,930	67,910	25.9%	107,199	57.9%
Tipton Co., TN	32,930	37,568	14.1%	51,270	36.5%
Crittenden Co., AR	49,499	49,939	0.9%	50,866	1.9%
Marshall Co., MS	29,296	30,361	3.6%	34,993	15.3%
Fayette Co., TN	25,305	25,559	1.0%	28,806	12.7%
Tate Co., MS	20,119	21,432	6.5%	25,370	18.4%
Tunica Co., MS	9,652	8,164	-15.4%	9,227	13.0%

*Marshall, Tunica, and Tate Counties added to MMSA in 2003

SOURCE: U.S. Census Bureau

IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

POPULATION

As **Table 1** indicates, DeSoto County's population has nearly doubled since 1980, while population growth within the seven remaining MMA counties has been slow to moderate on a comparative basis. Primary factors for DeSoto County's rapid growth over this period include: *quality schools, readily available sanitary sewer, accessible transportation infrastructure, and a favorable tax climate.*

Within DeSoto County the above referenced population growth has been largely captured by the county's five incorporated municipalities. As **Table 2** reveals, more than 67 percent of DeSoto County's population, based on the 2000 U.S. Census, reside in one of the county's five incorporated municipalities.

TABLE 2. POPULATION TRENDS - DeSoto County; Incorporated Cities 1980 - 2000

	<u>1980</u>	<u>1990</u>	<u>% Change</u>	<u>2000</u>	<u>% Change</u>
De Soto Co., MS	53,930	67,910	25.9%	107,199	57.9%
Unincorporated	28,441	33,254	16.9%	36,174	8.8%
Southaven*	16,127	18,893	17.2%	28,977	53.4%
Olive Branch	2,067	3,567	72.6%	21,054	490.2%
Horn Lake	4,326	9,069	109.6%	14,099	55.5%
Hernando	2,969	3,127	5.3%	6,812	117.8%
Walls**	-	-	-	83	-
% Unincorporated*	53%	49%		34%	

*Unofficial Estimate (Southaven was incorporated in 1980)

**Previously Village of Memphis

SOURCE: U.S. Census Bureau

As **Table 2** further reveals, the declining percentage of DeSoto County's population residing in unincorporated areas of the county has been especially precipitous since 1990, as the county's incorporated municipalities embarked upon aggressive annexation programs during this period, adding extensive areas of pre-existing urbanized development. Southaven, for example, which was not incorporated until 1980, has expanded its corporate boundaries by more than 23 square miles (or 14,900 +/- acres) between 1990 and 2000, while Olive Branch more than doubled its physical boundaries during this period, annexing almost 15 square miles in 1997 alone.

IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

POPULATION

Table 3 provides an analysis of Horn Lake's population growth since 1970.

TABLE 3. POPULATION TRENDS - Horn Lake 1970 - 2003

	<u>1970*</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2003**</u>
number	169	4,326	9,069	14,099	22,854
Horn Lake -					
% change (decade)	-	2460%	110%	55%	-

*Unofficial Estimate

**Consultant Estimate

SOURCE: U.S. Census Bureau; DeSoto County Planning Dept.; Land Development Solutions, LLC

Horn Lake's population growth began its rapid ascent with the development of DeSoto Village by the First Mississippi Corporation in the early 1970s. Between 1970 and 1980 Horn Lake's population grew an astonishing 2,460 percent, resulting in it becoming the largest incorporated city in DeSoto County prior to Southaven's incorporation in 1980.

Between 1980 and 1990 Horn Lake's population doubled in size, growing by 110 percent. During this period, Horn Lake was the fastest growing incorporated municipality in DeSoto County.

During the 1990s Horn Lake's population growth moderated relative to that of Southaven and Olive Branch due in large part to the latter cities' aggressive annexation programs. Table 4 compares the area, in acres, annexed by each of the three municipalities between 1990 and 2002.

TABLE 4. ANNEXATION AREAS - Horn Lake, Olive Branch, Southaven 1990 - 2002

	<u>Area Annexed</u>
Olive Branch -	19,404 Acres
Southaven -	14,912 Acres
Horn Lake -	6,765 Acres

SOURCE: City of Olive Branch; Southaven Comprehensive Plan; U.S. Census Bureau

IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

POPULATION

Clearly, the annexation programs initiated by Southaven and Olive Branch, respectively, during the 1990s helped to fuel their significant population growth during a period that saw Olive Branch eclipse Horn Lake as the second largest city in DeSoto County.

Horn Lake initiated its own significant annexation in 1997, however, as a result of burgeoning urbanization along its western flank. The annexation was concluded in 2002 added some 5,632 acres to the city's corporate boundaries, as well as over 6,000 new residents according to the 2000 Census. Table 5 provides an overview of the population within the 2002 annexation area by Census Tract. The CENSUS TRACTS MAP graphically illustrates the Census Tracts that lie within the city's corporate boundaries.

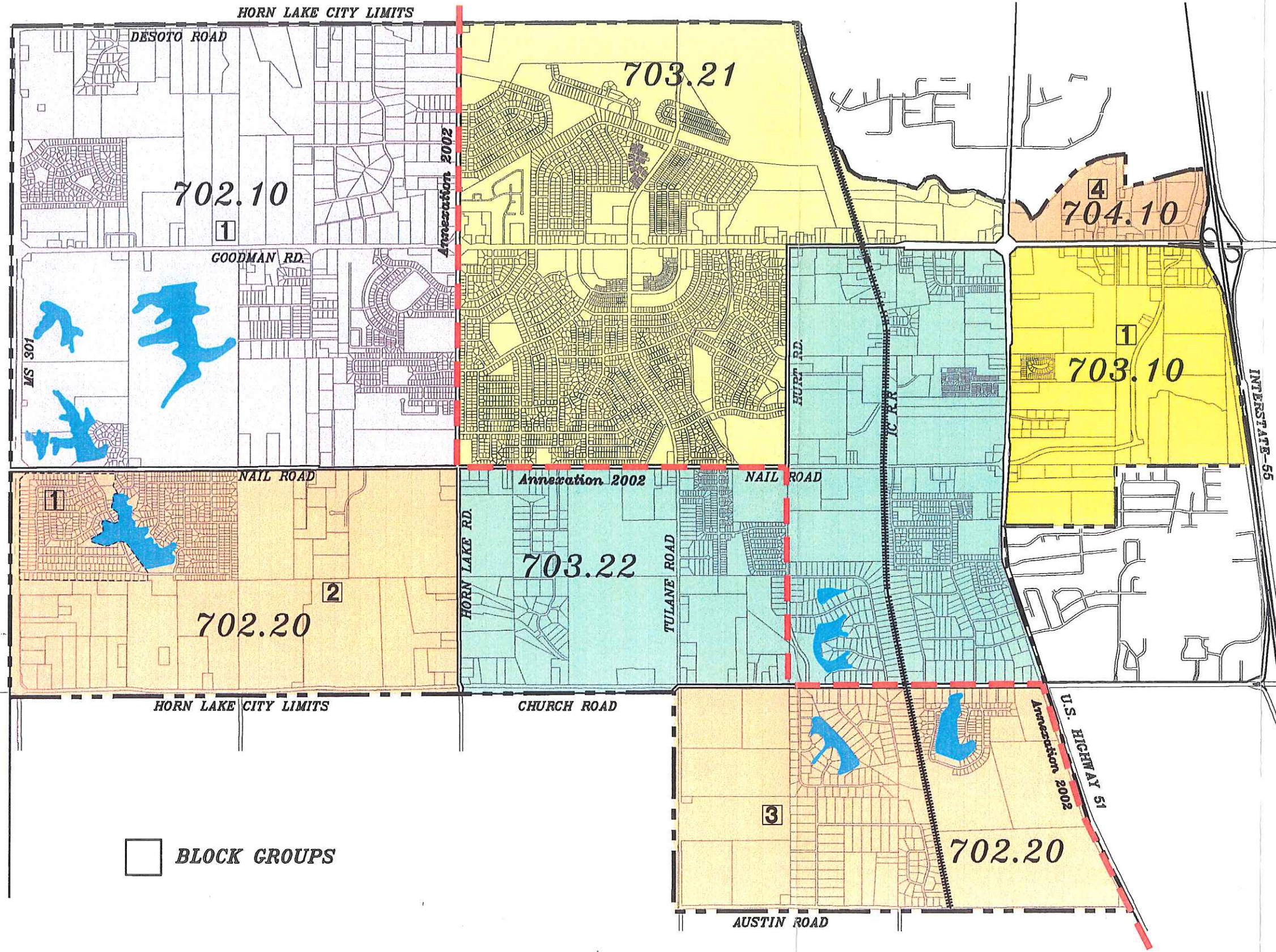
TABLE 5. POPULATION TRENDS - 2002 Annexation Area (By Census Tract, 2000)

<u>Census Tract*</u>	<u>Population</u>
702.10	1,751
702.20 (west)	2,230
702.20 (east)	1,035
703.22	1,208
TOTAL -	6,224

*Block Groups within Horn Lake's Corporate Boundaries

SOURCE: U.S. Census Bureau

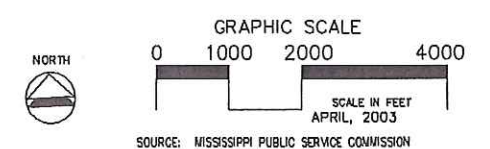
Horn Lake's current population estimate, including the newly annexed area, is 22,854. The resulting estimate was derived by multiplying Horn Lake's average household size of 2.86 (per 2000 U.S. Census) by the number of building permits (885) issued between 2000 and May 2003.



□ BLOCK GROUPS

**CENSUS TRACTS MAP
COMPREHENSIVE PLAN
HORN LAKE, MISSISSIPPI**

PREPARED FOR:
CITY OF HORN LAKE
DESOTO COUNTY, MISSISSIPPI



SOURCE: MISSISSIPPI PUBLIC SERVICE COMMISSION

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IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

POPULATION

Another population growth characteristic worthy of analysis is a community's population density on a per acre (*gross*) basis (PDA). This useful barometer can provide valuable insight into a community's development evolution along the rural to urban continuum. Generally, population densities of less than 1 person to the acre are indicative of rural areas; 1 to 3, suburban areas; and greater than 3, urban areas. Within the MMA, for example, Shelby County's PDA is roughly 1.85, indicating a primarily suburban density, while Fayette County's PDA is .07, which is indicative of a rural density.

Table 6 provides a comparative analysis of the PDA's for DeSoto County, Horn Lake, Olive Branch, and Southaven based on recent population estimates.

TABLE 6. POPULATION DENSITY PER ACRE (PDA) - DeSoto Co.; Select Municipalities

	<u>Land Area in Acres</u> ¹	<u>Population</u>	<u>PDA</u>
DeSoto County -	297,000	119,498 ²	0.40
Horn Lake -	10,633	22,854³	2.15
Olive Branch -	23,309	23,371 ²	1.00
Southaven -	23,763	33,161 ²	1.40

SOURCE:

1. DeSoto County; City of Olive Branch GIS Dept.; Southaven Comprehensive Plan
2. 2002 U.S. Census Estimates
3. Consultant Estimate, 2003

Although northern DeSoto County is urbanizing rapidly, the county remains, for the most part, primarily rural as confirmed by the data. With regard to the county's three largest municipalities, the PDA's reflect, as might be expected, suburban population densities for each community. Interestingly, however, the above PDA's for Horn Lake, Olive Branch, and Southaven seemingly contradict prior trends that portend a continued "densification" of each of the municipalities. Horn Lake's PDA in 1990, for example, was 2.49, while the PDA's for Olive Branch and Southaven were .91 and 2.21 respectively. It is not that these municipalities are becoming "less" dense, necessarily, but rather that their boundaries have been actively expanding, as discussed previously, diluting previously established population densities as newly annexed areas, in many instances, consist of undeveloped and/or sparsely developed land. This observation is consistent with data presented in Table 6 and Table 4, which show Horn Lake with a higher PDA than Southaven and Olive Branch, but also with considerably fewer acres annexed between 1990 and 2002.

IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

POPULATION

In an effort to gain a greater understanding of where the population centers are located within Horn Lake, Table 7 provides an overview of the PDA's within the six Census Tracts that lie within the city's corporate boundaries (SEE CENSUS TRACTS MAP).

TABLE 7. POPULATION DENSITY PER ACRE (PDA) - Horn Lake Census Tracts

<u>Census Tract*</u>	<u>Land Area in Acres</u>	<u>Population**</u>	<u>PDA</u>
702.10	2,607	1,751	0.67
702.20 (west)	1,294	2,230	1.72
702.20 (east)	1,215	1,035	0.85
703.10	721	56	0.08
703.21	2,161	11,353	5.25
703.22	2,257	3,072	1.36
704.10	160	580	3.63

*Block Groups within Horn Lake's Corporate Boundaries

**2000 U.S. Census

SOURCE: U.S. Census Bureau

A review of the data in Table 7 in conjunction with the CENSUS TRACTS MAP provides illuminating insight and illustration of population characteristics of the parts that make up the whole of the city.

Census Tract 703.21, consisting of the DeSoto Village and Bailey Station neighborhoods, among others, with a PDA of 5.25 is not only the most populace and densely populated area/Census Tract in the city, but also in DeSoto County. Census Tract 704.10 with a PDA of 3.63 includes a large multi-family development, while the almost non-existent PDA of .08 found within Census Tract 703.10 is indicative of sparse residential development relative to commercial/industrial development.

The relatively low PDA's found within Census Tracts 702.10 and 702.20 (east), respectively – both part of the city's 2002 annexation area – are attributable to the existence of large parcels of undeveloped land and relatively low residential development densities. These characteristics are also shared by the remaining Census Tract(s) found within the city's 2002 annexation area – Census Tract 702.20 (west) and a portion of Census Tract 703.22, with the notable exception of the densely populated *Twin Lakes* residential neighborhood found within Census Tract 702.20 (west), which pushes that Census Tract's PDA to nearly 2.

IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

POPULATION

The following profile of Horn Lake inhabitants is based on select demographic characteristics collected by the U.S. Census Bureau as part their 2000 decennial survey of the population. Data on the MMA, DeSoto County, Olive Branch and Southaven is provided for comparative purposes, and to better understand the relationships between the larger and smaller civil divisions.

Ethnicity –

Table 8 provides an overview of the degree of ethnicity found within the MMA, DeSoto County, and Horn Lake between 1990 and 2000.

TABLE 8. ETHNICITY - MMA; DeSoto County; Horn Lake, 1990 - 2000

	1990		2000		% Change (Non-White) ¹
	White	Non-White	White	Non-White	
MMA	584,237 58%	423,069 41%	600,597 53%	535,017 47%	15%
DeSoto Co.	58,901 87%	9,009 13%	91,950 86%	15,249 14%	8%
Horn Lake	8,701 96%	368 4%	11,704 83%	2,395 17%	325%

SOURCE: U.S. Census Bureau

1. Calculated on the percentage of Non-White Population between 1990-2000

The data indicates that the MMA, as a whole, is approaching a “state of equilibrium” with regard to its ethnic composition, while within DeSoto County, the percentage of Non-White population groups relative to the total population has decreased since 1970, and has stabilized at around 15 percent since 1990. These trends are consistent with the national phenomenon known as “white flight” in which middle and upper-middle class whites seeking lower taxes, less crime, and better schools have migrated to suburban areas in large numbers since 1970, while minority population groups, in search of better economic opportunity, affordable housing and lower transportation costs have remained in, or migrated to, the inner city. In Memphis/Shelby County, for example, whites became the minority population group in terms of percentage of the total population in Memphis in 1990, and in Shelby County by the 2000 Census.

IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

POPULATION

Ethnicity –

Horn Lake's ethnic composition, today, essentially reflects that of the larger civil division of which it is a part – DeSoto County. Interestingly, however, Horn Lake has seen a surge in the growth of its Non-White population groups between 1990 and 2000. Moreover, among Non-White population groups, Horn Lake's non-black population, in percentage terms, is the highest within DeSoto County a nearly five percent.

Age/Gender –

Horn Lake's population, as a whole, is inexorably younger than that of the MMA, DeSoto County, and other major cities within DeSoto County. **Table 9**

TABLE 9. MEDIAN AGE - MMA; DeSoto Co.; Select Municipalities, 2000

	<u>Median Age</u>
MMA	33.2
DeSoto County -	33.7
Horn Lake -	28.6
Olive Branch -	33.1
Southaven -	33.1

SOURCE: U.S. Census Bureau

The "graying of America" is a national trend directly attributed to the aging "baby boom" generation (those individuals born between 1946 - 1964). This massive population stratum, consisting of individuals ranging in age from 36 to 54 (*at the time of the 2000 Census*) have had, and will continue to have for some time, a significant impact on the marketplace, as well as the types of services provided by governmental entities. Never the less, as the data reveal, Horn Lake remains, on a comparative basis, a young community. An analysis of the various age cohorts found in **Table 10** indicates that in 2000 the 5 – 24 age cohort comprised **33 percent** of Horn Lake's population. This compares with *28 percent* for DeSoto County, Southaven, and Olive Branch. Moreover, the data indicate that the percentage of Horn Lake residents' age 65 and older comprises just **five percent** of the city's population, compared to *9 percent* for DeSoto County, Southaven, and Olive Branch.

IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

POPULATION

Age/Gender –

Horn Lake's significantly younger population can be most likely attributed to the influx of young families seeking affordable housing.

TABLE 10. AGE COHORTS - Horn Lake, 1990 - 2000

1990			2000		
Age Group	Number	%	Age Group	Number	%
Under 5	1,061	11.7%	Under 5	1,367	9.7%
5 to 24	3,179	35.1%	5 to 24	4,648	33.0%
25 to 44	3,493	38.5%	25 to 44	5,146	36.5%
45 - 59	901	9.9%	45 - 59	1,968	14.0%
60 - 64	154	1.7%	60 - 64	298	2.1%
65 - 74	198	2.2%	65 - 74	445	3.2%
75 - 84	65	0.7%	75 - 84	190	1.3%
85 & Over	18	0.2%	85 & Over	37	0.3%
TOTALS-	9,069			14,099	

SOURCE: U.S. Census Bureau

Despite the data's portrayal of Horn Lake as a proverbial "fountain of youth," there is no disputing that Horn Lake has, in fact, aged between the 1990 and 2000 Censuses, which is consistent with national trends. Table 10 indicates that the percentage of Horn Lake's population under the age of 45 has decreased in each age cohort between 1990 and 2000, while there has been a corresponding percentage increase in each age cohort age 45 and older over the same period.

IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

POPULATION

Age/Gender –

Horn Lake's gender distribution has consistently reflected that of all other civil divisions within the MMA, as well as the nation over the last ten years. Reflecting national trends, Horn Lake's slight female majority is due, in large part, to longer life expectancies enjoyed by women. Additionally, narrowing percentages between male/female distributions, as exhibited by Horn Lake between 1990 and 2000, often reflects an increase in married/family households.

TABLE 11. GENDER DISTRIBUTION- Horn Lake 1990-2000

	<u>MEN</u>	<u>WOMEN</u>
1990	48.5%	49.4%
2000	51.5%	50.6%

SOURCE: US Census Bureau

Education –

Horn Lake's population is generally well educated, and becoming more so. As Table 12 indicates, educational attainment among Horn Lake's population age "25 years and over" has improved considerably between the 1990 and 2000 Censuses.

TABLE 12. EDUCATIONAL ATTAINMENT- HORN LAKE, 1990-2000

<u>Education Level</u>	1990		2000	
	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>
No Diploma	1,356	28.0%	1,517	19.0%
High School Graduate	1,891	39.0%	2,891	36.3%
Some College (No Degree)	1,213	25.0%	2,266	28.4%
Associate Degree	161	3.3%	535	6.7%
Bachelor's Degree	162	3.3%	598	7.5%
Graduate/Professional Degree	64	1.3%	162	2.0%
TOTALS-	4,847		7,969	

SOURCE: US Census Bureau

Of particular note is the increase in the percentage of Horn Lake's eligible population with college degrees between 1990 and 2000 – 16% in 2000 compared with 8% in 1990.

IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

POPULATION

Income -

Median household and per capita income in Horn Lake is less than that of the other major municipalities and the county. **Tables 13 & 14**

TABLE 13. MEDIAN HOUSEHOLD INCOME: 1990 - 2000

	<u>1990</u>	<u>2000</u>	<u>% Change</u>
DeSoto County -	\$31,756	\$48,206	52%
Hernando -	\$25,885	\$43,217	67%
Horn Lake -	\$28,631	\$40,396	41%
Olive Branch -	\$32,995	\$55,187	67%
Southaven -	\$36,469	\$46,691	28%

SOURCE: US Census Bureau

TABLE 14. PER CAPITA INCOME, 2000

	<u>1990</u>
DeSoto County -	\$20,468
Hernando -	\$20,731
Horn Lake -	\$17,183
Olive Branch -	\$22,680
Southaven -	\$20,759

SOURCE: US Census Bureau

The above data is consistent with the developed community profile: *young families seeking affordable housing whose primary income producer has yet to realize their highest earning potential.*

IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

HOUSING

Horn Lake's current (as of May 2003) inventory of housing units is estimated at 8,435, which is nearly a 64% increase from the 5,153 housing units counted as part of the 2000 Census.

Beyond the above current estimate of total housing units, the most recent and detailed housing characteristic data for Horn Lake was collected as part of the 2000 Census Survey. Accordingly, those data sets were employed for the following analysis and housing profile development.

Table 15 provides an overview of select Horn Lake housing characteristics by Census Tract.

TABLE 15. HOUSING CHARACTERISTICS - Horn Lake Census Tracts, 2000

<u>Census Tract</u> ¹	<u>Housing Units</u> ²	<u>% Rental</u> ³	<u>% Built Before 1990</u> ⁴
702.10	755	21% (134)	51%
702.20 (west)	801	13% (98)	90%
702.20 (east)	408	2% (9)	50%
703.10	20	21% (4)	N.A.
703.21	4,036	25% (954)	56%
703.22	1,182	23% (252)	36%
704.10	252	100% (248)	N.A.
TOTAL -	7,454	24% (1699)	52%

SOURCE: U.S. Census Bureau

1. Block Groups within Horn Lake's Corporate Boundaries
2. Total Housing Units
3. Percent and Number of Occupied Units
4. Extrapolated from larger Block Group Data Sets

As the data indicate, 24 percent of Horn Lake's occupied housing units are renter occupied. This percentage compares favorably with Southaven (28 percent), Olive Branch (16 percent), and DeSoto County (21 percent). The percentage of renter occupied housing units in Olive Branch is notably lower due to the relatively fewer number of multi-family units constructed there.

With regard to the average age of Horn Lake's housing stock, more than 50 percent of the city's housing stock was constructed before 1990, and is therefore more than 12 years old.

IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

HOUSING

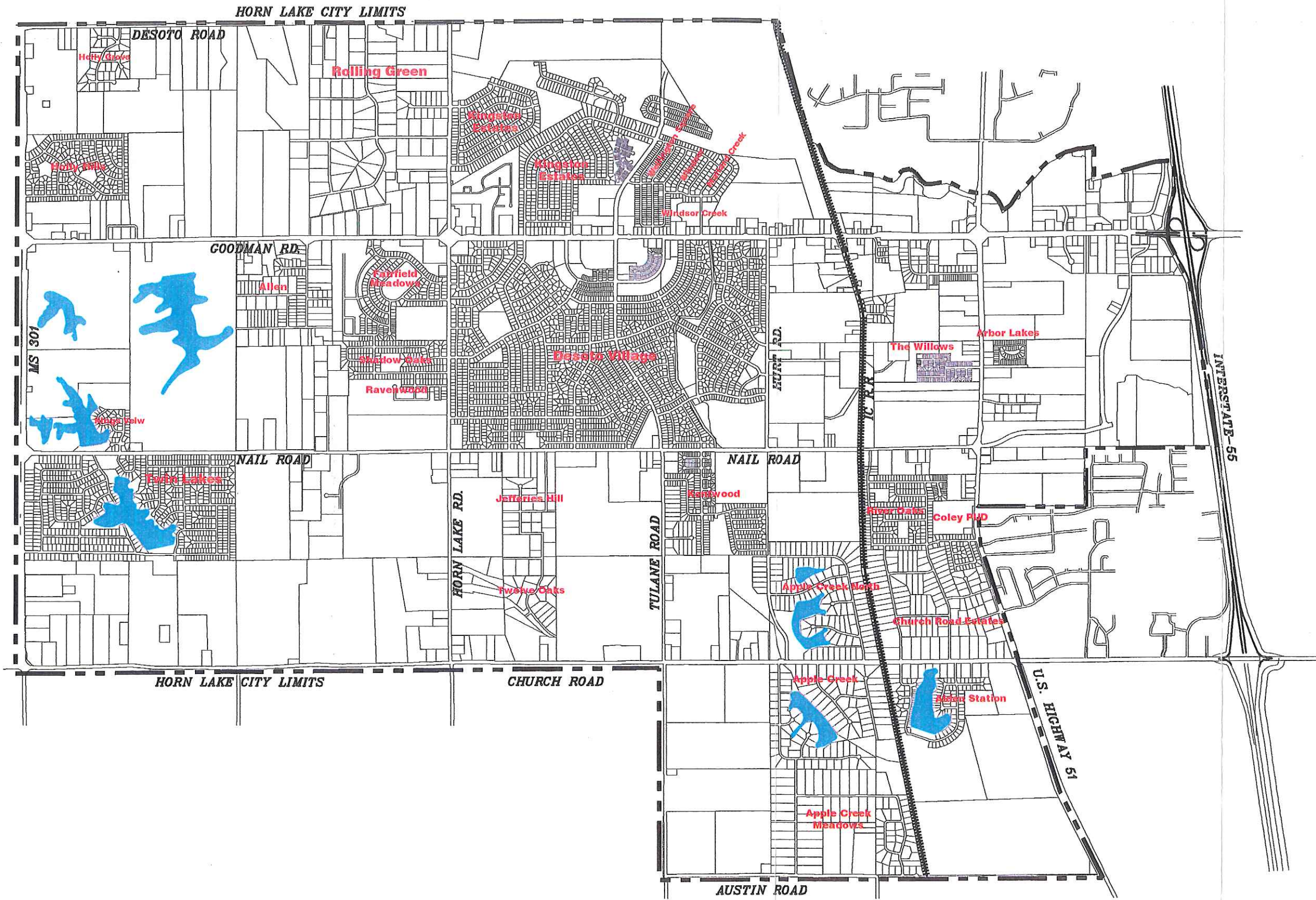
A review of select housing characteristics within each of Horn Lake's Census Tracts provides for a more thorough snap shot of the condition of the city's housing stock.

Beginning with the city's most populous Census Tract - **703.21**, which includes the *DeSoto Village*, *Kingston Estates*, and *Wellington Square* neighborhoods (see **RESIDENTIAL NEIGHBORHOOD MAP**), the Census Data indicates that a quarter of the occupied housing units there are renter occupied. While there are several conventional multi-family developments within Census Tract 703.21, a significant number of the renter occupied units are single-family structures located within the DeSoto Village neighborhood, which has been transitioning for many years.

According to the Census Data, more than **56 percent** of the housing stock was constructed before 1990. While many of the neighborhoods (i.e. *Kingston Estates*, *Bailey Station*, *Wellington Square*) were developed during the 1990s, the majority of the housing stock consists of DeSoto Village housing units constructed in the early 1970s.

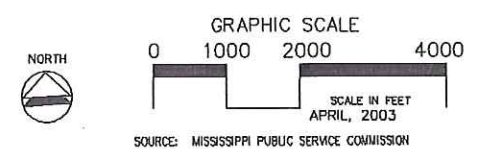
Horn Lake's next most populous Census Tract - **703.22**, like Census Tract 703.21, contains part of the city's original incorporated area. Most of the housing stock within this Census Tract lies south of Nail Road, and is contained in such neighborhoods as *Kentwood*, *Apple Creek*, and *River Oaks*. Approximately **23 percent** of the occupied units in Census Tract 703.22 are renter occupied - most of which, however, are located within the Southern Villas Apartment complex north of Nail Road. Despite the fact that this Census Tract consists of some of the oldest parts of the city, only **36 percent** of the housing stock was constructed before 1990. Most of the housing units in this Census Tracts have been constructed during the 1990s in the newer neighborhoods of *Apple Creek* and *Kentwood*.

Census Tracts **703.10** and **704.10**, which frame the city's eastern boundary along Interstate 55, contain relatively few housing units (272) - most of which are multi-family units (*Sutton Place Apartments* - 252 Units). The majority of the land use in these two Census Tracts is commercial, though a recent residential development (*Arbor Lakes*) has added 50 to 60 new single-family home sites.



RESIDENTIAL NEIGHBORHOOD MAP
 COMPREHENSIVE PLAN
 HORN LAKE, MISSISSIPPI

PREPARED FOR:
 CITY OF HORN LAKE
 DESOTO COUNTY, MISSISSIPPI



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IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

HOUSING

The three remaining Census Tracts included within Horn Lake's boundaries – **702.10**; **702.20 (West)**; and **702.20 (East)** – consist of the areas annexed by the city in 2002. Census Tracts 702.10 and 702.20 (West) generally consist of older housing stock, with **51%** and **90%** of the housing stock, respectively, having been constructed before 1990. Newer residential developments within Census Tract 702.10 include *Fairfield Meadows*, *Shadow Oaks*, and *Ravenwood*. Census Tract 702.20 (West), which is notable for the sprawling *Twin Lakes* neighborhood, has had little development activity during the 1990s. Renter occupancy activity in both Census Tracts has been low to moderate – **13%** of the occupied housing units in **Census Tract 702.20 (West)**, and **21%** of the occupied housing units in **Census Tract 702.10**.

Finally, **Census Tract 702.20 (East)** is arguably the city's most stable area, with renter occupancy at only **two percent** of the occupied housing units. The age of the housing stock in Census Tract 702.20 (East) is equally divided, with **50 percent** of the units constructed before and after 1990. Most of the newer housing stock in this Census Tract is found in the *Alden Station* neighborhood.

Median Value -

As **Table 16** indicates, the median value of Horn Lake's owner occupied housing stock, on a comparative basis, continues to lag behind that of the other major municipalities in DeSoto County.

TABLE 16. MEDIAN VALUE OF OWNER OCCUPIED UNITS: 1990 - 2000

	<u>1990</u>	<u>2000</u>	<u>% Change</u>
DeSoto County -	\$62,400	\$103,100	65%
Hernando -	\$59,700	\$111,200	86%
Horn Lake -	\$48,000	\$75,500	57%
Clive Branch -	\$73,100	\$125,800	72%
Southaven -	\$63,400	\$91,400	44%

SOURCE: U.S. Census Bureau

IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

HOUSING

Median Value -

Although the median value of Horn Lake's owner occupied housing stock appreciated some 57 percent between 1990 and 2000, it failed to keep pace with that of the county as a whole over the same time period, however, suggesting the construction of higher end housing elsewhere in the county such as Hernando and Olive Branch - Hernando and Olive Branch were the only municipalities whose owner occupied housing stock's median value appreciated more than that of the county's between 1990 and 2000.

Table 17 provides for a more detailed analysis of the value of Horn Lake's housing stock by examining the median value of owner occupied housing units by Census Tract.

TABLE 17. MEDIAN VALUE OF OWNER OCCUPIED UNITS, 2000

<u>Census Tract*</u>	<u>Median Value</u>
702.10	\$102,000
702.20 (west)	\$70,900 ¹
702.20 (west)	\$59,000 ²
702.20 (east)	\$123,700 ³
703.21	\$71,900
703.22	\$97,900

*Block Groups within Horn Lake's Corporate Boundaries

SOURCE: U.S. Census Bureau

1. Block Group 1
2. Block Group 2
3. Block Group 3

The above data reveal that the median value of owner occupied units within two Census Tracts (702.20 (west) and 703.21) was less than that of the city as a whole (\$75,500). Accordingly, one can conclude that the valuations of the housing stock within these two Census Tracts, consisting primarily of the *DeSoto Village* and *Twin Lakes* neighborhoods, has worked to skew downward the city's overall median owner occupied unit value. Conversely, the median value of owner occupied units within three Census Tracts (702.10; 702.20 (east); and 703.22) exceeds \$97,000, which more closely approximates the overall county's median value of owner occupied units.

IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

GENERAL ECONOMY

Horn Lake's economy, like other satellite communities within a metropolitan area, is integrally related to a broader economic region. Unlike many satellite communities, however, which have developed primarily as so called "bedroom communities" with little, if any, real industry, Horn Lake has developed a traditional industrial base that has contributed significantly to the city's growth.

Table 18 indicates the varied employment providers that contribute to the city's economic vitality. While the majority of employment opportunities within Horn Lake itself consist of government and service sector jobs, the city's location within the Memphis Metropolitan Area (MMA) provides myriad employment opportunities for its residents in wide ranging employment sectors, as attested to by Horn Lake's favorable unemployment rate. Table 19

TABLE 18. LARGEST EMPLOYERS - Horn Lake, 2002

<u>EMPLOYER</u>	<u>EMPLOYEES</u>
DeSoto Co. Schools	470
Home Depot	230
Thyssen Krupp	200
City of Horn Lake	192
Newly Weds	175
Target	146
J.T. Shannon	128
Schnucks	127
Kroger	100

TABLE 19. UNEMPLOYMENT RATE, 2000

	<u>2000</u>
Horn Lake -	4.1% ¹
DeSoto Co. -	3.6% ¹
Mississippi -	7.4% ¹

SOURCE: U.S. Census Bureau

1. Percent of Civilian Labor Force

IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

GENERAL ECONOMY

Notwithstanding Horn Lake's core industrial base, the real engine that drives Horn Lake's economy is its blossoming retail component. Horn Lake's superior locational attributes, combined with DeSoto County's growing prominence within the MMA have resulted in a surge in commercial retail development within the city over the last ten years, the effect of which has been increased resident convenience for goods and services, and additional tax dollars in the city's coffers. **Table 20** indicates the growth in retail sales in Horn Lake by retail group over the last five years.

Of note is the across the board increase in sales for every retail group with the exception of the *Furniture/Fixture* and *Lumber/Building* retail groups, which were negatively affected by the construction industry slowdown over the last two years. Equally impressive is the dramatic increase in sales of the *Apparel/General* retail group in the two-year period between 1998 and 2000.

TABLE 20. RETAIL SALES: Horn Lake 1998 - 2002

<u>Retail Group</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>
Automotive	\$11,570,015	\$13,788,978	\$18,033,399	\$18,907,946	\$22,231,192
Equip./Supplies	1,658,171	1,986,308	2,526,796	3,365,014	4,003,007
Food/Beverage	69,839,974	71,872,522	73,644,690	78,378,742	79,080,110
Furniture/Fixtures	3,515,762	3,818,209	4,683,896	5,354,724	2,073,950
Public Utilities	8,673,520	8,546,291	8,934,160	10,089,158	11,775,316
Apparel/General	3,248,321	12,095,044	30,049,556	30,211,376	32,945,105
Lumber/Building	5,663,394	7,837,564	19,334,009	13,962,847	16,833,843
Misc. Retail	42,067,855	52,239,420	64,590,956	68,725,715	70,710,644
Misc. Service	5,603,930	6,293,211	8,939,573	9,542,121	12,040,435
Contracting	579,952	2,020,850	3,733,670	3,658,899	5,202,373
Recreation	0	143,684	0	0	0
TOTAL -	\$152,579,976	\$180,642,081	\$234,618,362	\$242,318,648	\$257,171,750

SOURCE: State of Mississippi Tax Commission

Finally, as further testament to the significant increase in retail activity in Horn Lake since 1998, the number of retail taxpayers increased from **217** in 1998 to **304** in 2002.

IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

NATURAL ENVIRONMENT

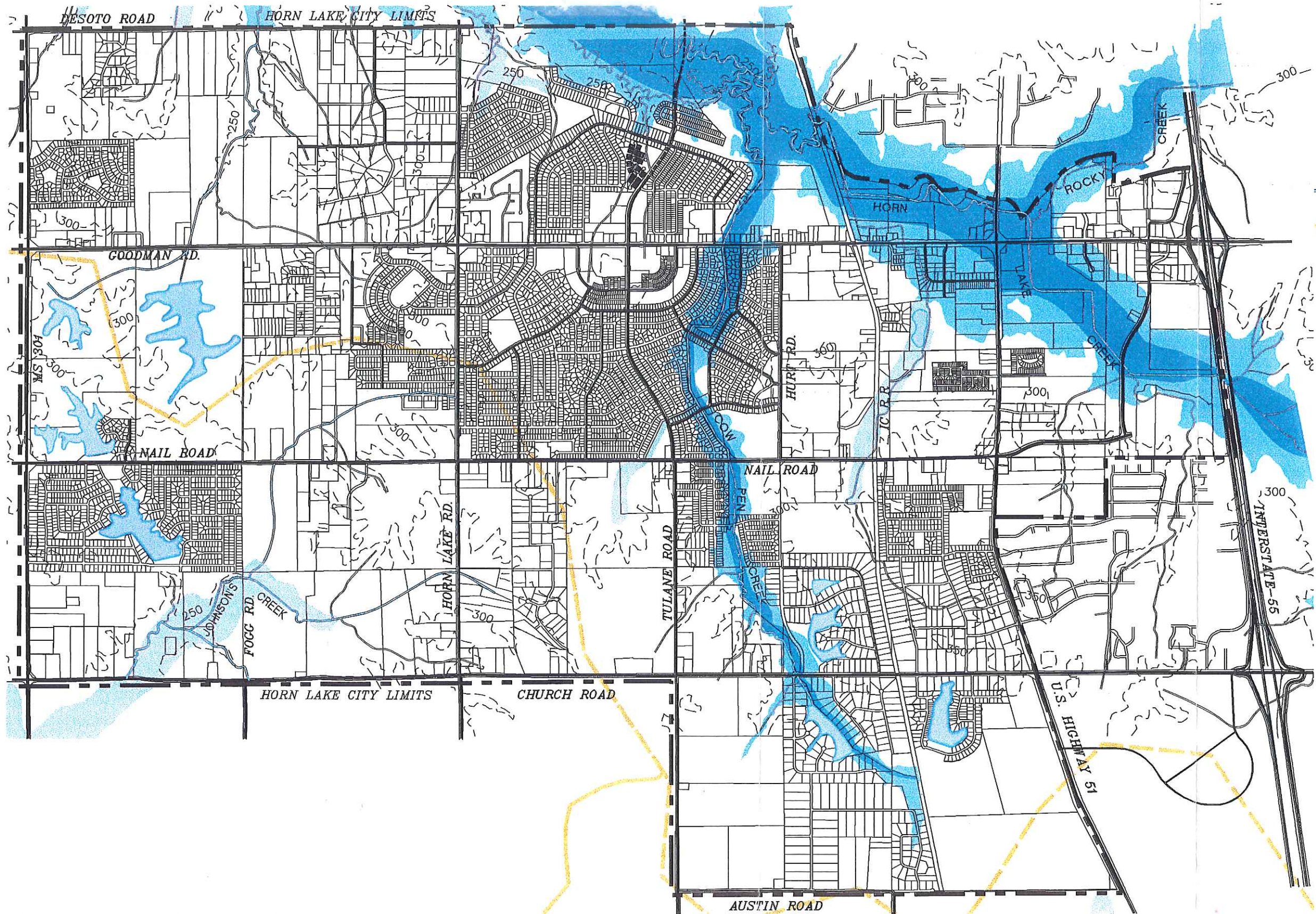
Horn Lake's most notable natural feature and namesake is, ironically, its most problematic. **Horn Lake Creek**, which defines the city's northeastern boundary, serves as a conveyance vehicle for a basin that drains over 30,000 acres. . Moreover, Horn Lake Creek is intersected by several major tributaries (*Rocky Creek, Cow Pen Creek*) near intensely developed areas of the city (*U.S. Highway 51/Goodman Road*). Finally, the above factors are compounded by the rapid urbanization of the Horn Lake Creek Drainage Basin upstream from where Horn Lake Creek enters the city.

The consequence of the convergence of the above circumstances has been a history of flood related problems for the city resulting in major property damage and loss of life. **THE FACTORS INFLUENCING DEVELOPMENT (FLOODPLAIN/FLOODWAY/TOPOGRAPHY) MAP** illustrates the expansive floodplain/floodway areas located primarily in the eastern half of the city.

From a topographic perspective, Horn Lake lies on either side of a major ridge that traverses the southwestern portion of the city (*SEE Ridgeline on "FACTORS" MAP*). The majority of the city (*8,400 +/- acres*) lies on the east side of the ridgeline, which drains into Horn Lake Creek, while approximately *2,200 +/- acres* of the city lies on the west side of the ridgeline and is drained by *Johnson Creek*. The city's terrain, for the most part, is best described as "gently rolling" with relatively few areas containing slopes in excess of 15 percent.

Horn Lake's soils consist of several varieties, the most predominant of which is the *Memphis-Loring* variety – a very productive agricultural soil. Additionally, extensive areas of the city's developed areas, primarily adjacent to drainage laterals, are hampered with the *Vicksburg-Collins-Falaya* soil variety, which is subject to flooding **FACTORS INFLUENCING DEVELOPMENT (SOILS/EASEMENTS) MAP**.

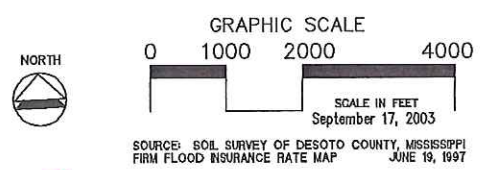
While certainly not *natural features*, the "FACTORS" MAP also illustrates major easements that encumber the city's landscape, and are a constraint to development.



- LEGEND:**
- 100 YR. FLOOD PLAIN
 - FLOODWAY AREA
 - CREEKS AND TRIBUTARIES
 - BASIN LINES

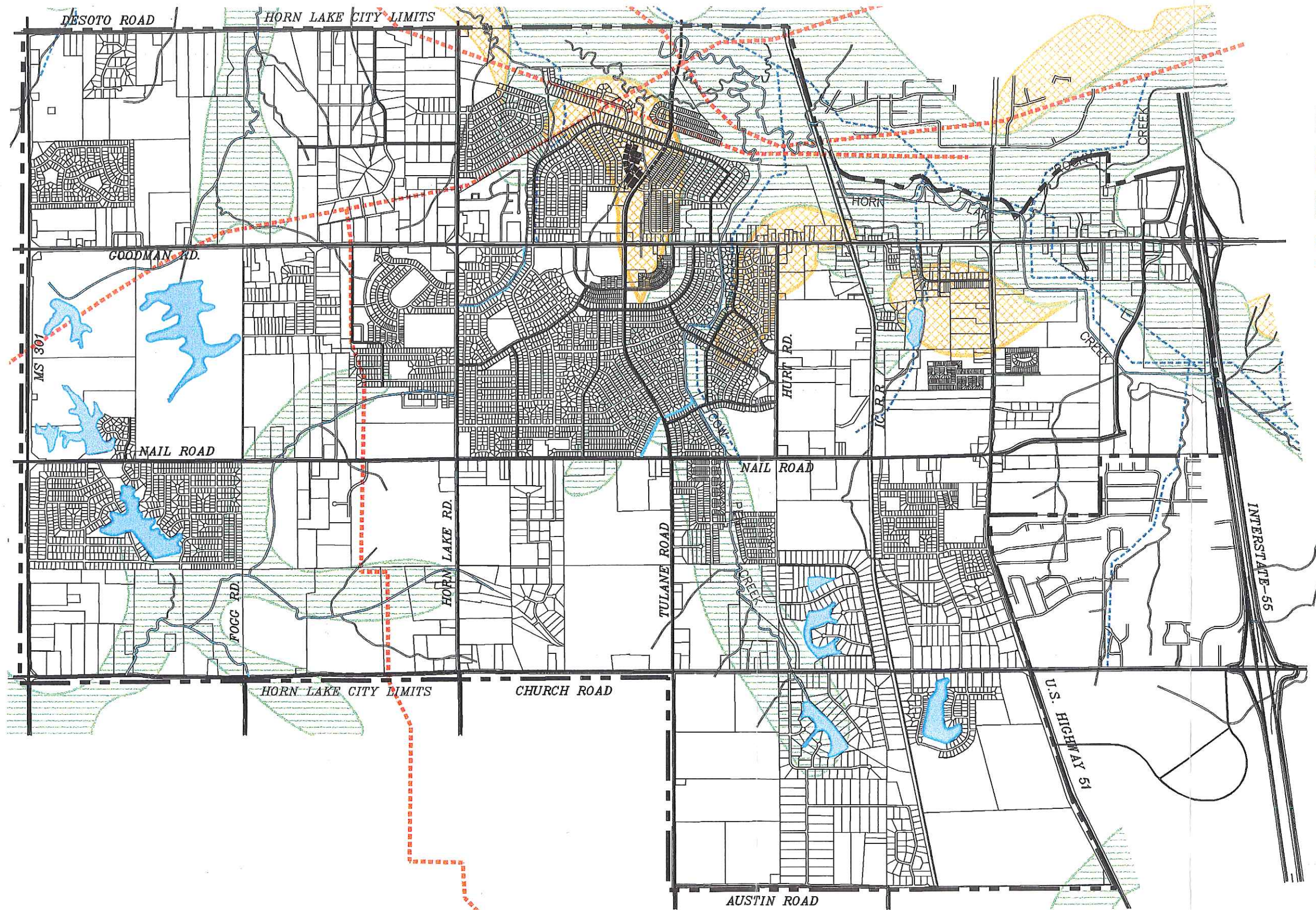
**FACTORS INFLUENCING DEVELOPMENT
FLOOD PLAIN/FLOODWAY/TOPOGRAPHY MAP
COMPREHENSIVE PLAN
HORN LAKE , MISSISSIPPI**

PREPARED FOR:
**CITY OF HORN LAKE
DESOTO COUNTY , MISSISSIPPI**








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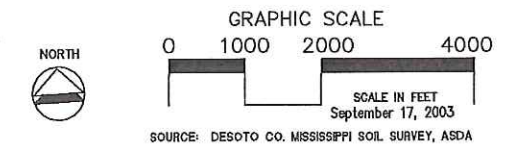
LEGEND:

SOILS KEY:

-  MEMPHIS-LORING
(SILTY LOAM PRODUCTIVE, SUBJECT TO SEVERE EROSION WITH SLOPES EXCEEDING 5%)
-  LINTONIA-RICHLAND-OLIVIER
(SILTY LOAM , SUBJECT TO SEVERE EROSION WITH SLOPES EXCEEDING 5%)
-  VICKSBURG-COLLINS-FALAYA
(SILTY LOAM , SUBJECT TO PERIODIC FLOODING)
-  SEWER INTERCEPTOR
-  TVA/GAS EASEMENTS

**FACTORS INFLUENCING DEVELOPMENT
SOILS/EASEMENTS
COMPREHENSIVE PLAN
HORN LAKE , MISSISSIPPI**

PREPARED FOR:
**CITY OF HORN LAKE
DESOTO COUNTY , MISSISSIPPI**



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IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

LAND USE / ZONING

Land Use -

Horn Lake's current land area, inclusive of all rights-of-way, etc., is calculated at **10,633 acres** as of August 2002. Table 21 provides a detailed inventory of the various land use classifications documented as part of this study. Additionally, the current land use inventory is contrast with the land use inventories prepared as part of the 1980 and 1992 comprehensive planning studies to allow for comparative analysis over time.

TABLE 21. EXISTING LAND USE INVENTORY - Horn Lake Incorporated, 2002

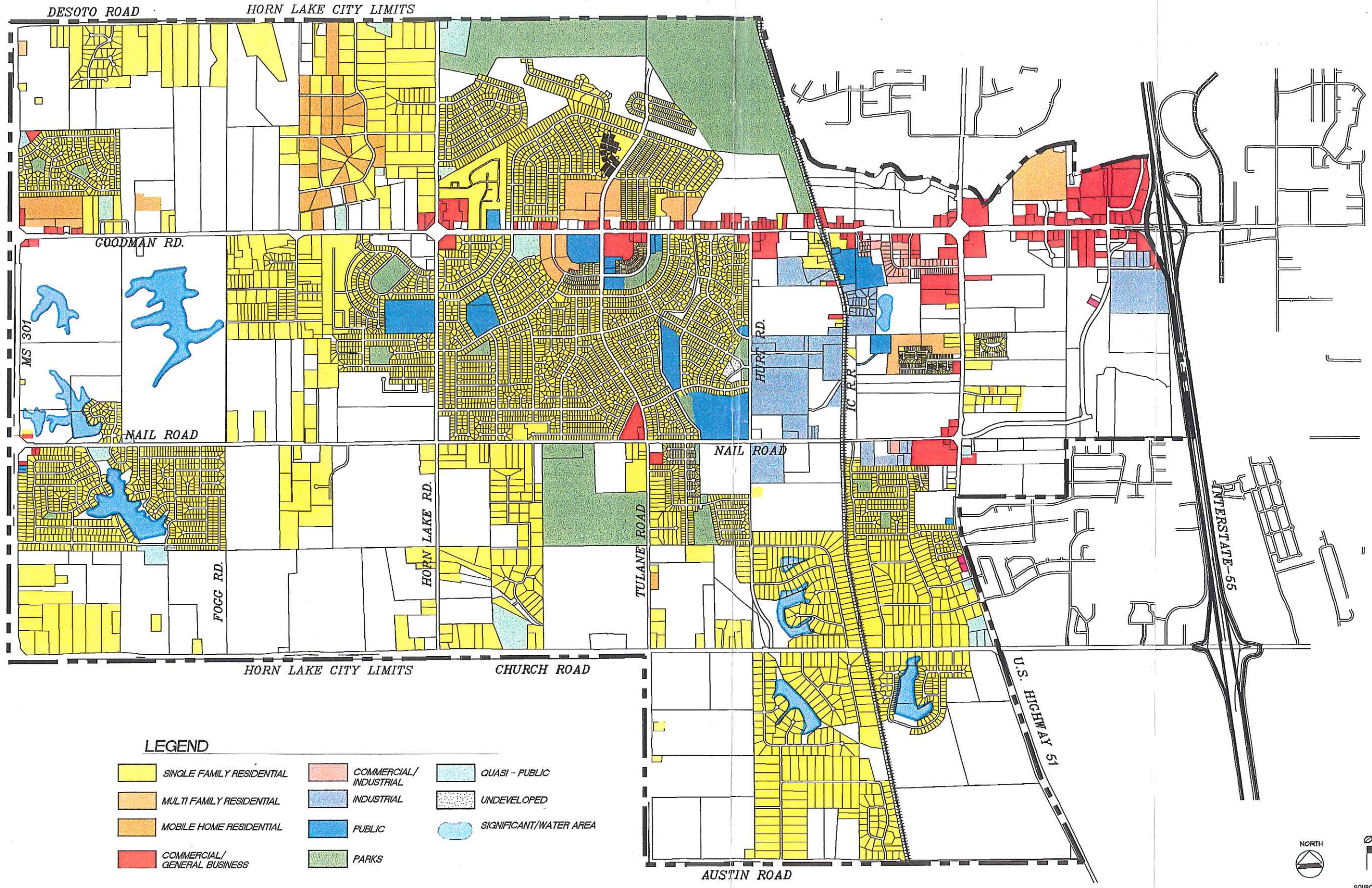
Land Use	Acreage			% of Deve. Area			% of Total Area		
	1980	1991	2002	1980	1991	2002	1980	1991	2002
Single Family	396	785	3,629	45%	46%	63%	16%	21%	34%
Multi Family	0	48	119	0%	3%	2%	0%	1%	1%
Mobile Home	0	146	182	0%	9%	3%	0%	4%	2%
Total Residential	396	979	3,930	45%	57%	68%	16%	26%	37%
Public/Quasi-Public	85	94	250	10%	5%	4%	3%	2%	2%
Commercial/Gen. Bus.	35	89	275	4%	5%	5%	1%	2%	3%
Commercial/Industrial	n.a.	n.a.	26	-	-	0%	-	-	0%
Industrial	98 ¹	172 ¹	214	11%	10%	4%	4%	4%	2%
Parks	7	52	511	1%	3%	9%	0%	1%	5%
Undeveloped	1,573	2,114	4,868	-	-	-	64%	55%	46%
Public Rights-Of-Way	261	328	559	30%	19%	10%	11%	9%	5%
TOTAL -	2,455	3,828	10,633	100%	100%	100%	100%	100%	100%

SOURCE: Horn Lake General Development Plan, 1992; Consultant Field Survey, 2002

1. Includes Warehouse/Distribution as documented in the 1992 General Development Plan

As with the 1992 Horn Lake General Development Plan, land use classifications were slightly altered and/or merged in order to allow for a seamless comparison among the three respective land use inventories.

A graphic illustration of Horn Lake's Existing Land Use is presented in the **EXISTING LAND USE MAP**.

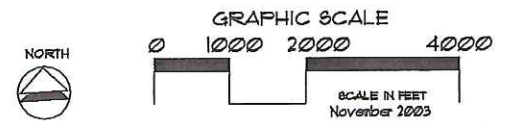


LEGEND

- | | | |
|------------------------------|------------------------|------------------------|
| SINGLE FAMILY RESIDENTIAL | COMMERCIAL/ INDUSTRIAL | QUASI - PUBLIC |
| MULTI FAMILY RESIDENTIAL | INDUSTRIAL | UNDEVELOPED |
| MOBILE HOME RESIDENTIAL | PUBLIC | SIGNIFICANT/WATER AREA |
| COMMERCIAL/ GENERAL BUSINESS | PARKS | |

**EXISTING LANDUSE MAP
COMPREHENSIVE PLAN
HORN LAKE , MISSISSIPPI**

PREPARED FOR:
**CITY OF HORN LAKE
DESOTO COUNTY , MISSISSIPPI**

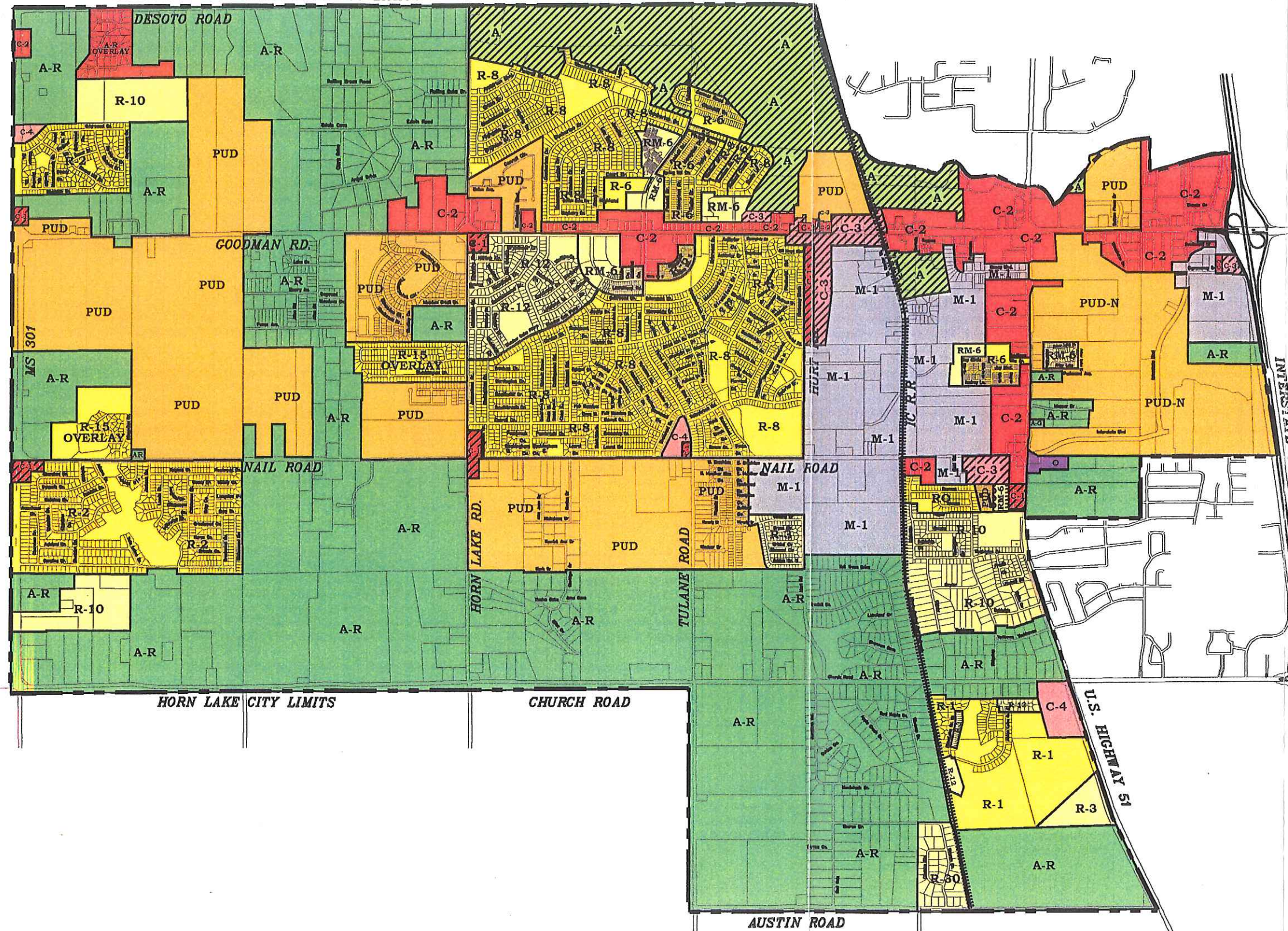


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J:\WORK\PROJECTS\COMPREHENSIVE\MAPS\EXISTING MAP.DWG

HORN LAKE CITY LIMITS



LEGEND

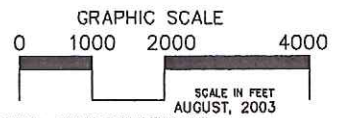
- A AGRICULTURAL
- A-R AGRICULTURAL RESIDENTIAL
- AG
- R-40 SINGLE FAMILY RESIDENTIAL
- R-30 SINGLE FAMILY RESIDENTIAL
- R-20 SINGLE FAMILY RESIDENTIAL
- R-15 SINGLE FAMILY RESIDENTIAL
- R-12 SINGLE FAMILY RESIDENTIAL
- R-10 SINGLE FAMILY RESIDENTIAL
- R-8 SINGLE FAMILY RESIDENTIAL
- R-6 SINGLE FAMILY RESIDENTIAL
- RM-8 MULTI FAMILY RESIDENTIAL
- RM-6 MULTI FAMILY RESIDENTIAL
- R-1
- R-2
- R-3
- RO RESIDENTIAL OVERLAY
- PUD PLANNED UNIT DEVELOPMENT
- PUD-N
- O OFFICE
- PO PLANNED OFFICE
- PBP PLANNED BUSINESS PARK
- C-1 NEIGHBORHOOD COMMERCIAL
- C-2 HIGHWAY COMMERCIAL
- C-3 GENERAL COMMERCIAL
- C-4 PLANNED COMMERCIAL DISTRICT
- M-1 LIGHT INDUSTRIAL
- M-2 HEAVY INDUSTRIAL
- F FLOOD
- ARH AIRPORT HEIGHT RESTRICTION

HORN LAKE CITY LIMITS

CHURCH ROAD

AUSTIN ROAD

U.S. HIGHWAY 51



SOURCE: DESOTO COUNTY MISSISSIPPI
DESOTO COUNTY MISSISSIPPI GIS DEPARTMENT
CITY OF HORN LAKE

EXISTING ZONING MAP
COMPREHENSIVE PLAN
 HORN LAKE, MISSISSIPPI

PREPARED FOR:
 CITY OF HORN LAKE
 DESOTO COUNTY, MISSISSIPPI

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IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

LAND USE / ZONING

Land Use -

A review of the data in **Table 21** reveals several interesting trends. As might be expected, residential land use has continued to be the predominant land use within the city in terms of acreage and percentage of the developed area of the city. With regard to the distinct components of the residential land use category, **single family residential** has constituted an increasing percentage of both the developed and total areas of the city since 1980. **Multi family** and **mobile home residential**, while increasing in acreage, have both been decreasing as a percentage of the city's developed and total areas.

Commercial land use acreage has more than tripled in Horn Lake since 1991. A new power center at Goodman Road and Interstate 55, as well as new community commercial centers at Tulane Road and Goodman, and Horn Lake Road and Goodman have contributed significantly to Horn Lake's commercial base. Unfortunately, however, Horn Lake's commercial land use has tended to develop in a linear fashion along its major arterials, primarily Goodman Road, as opposed to the preferred nodal approach at select intersections. The result has been increased congestion, and mounting visual clutter along the city's major transportation corridors.

The **Commercial/Industrial** land use category is representative of the small equipment, parts, and fabrication businesses that have developed along Dancy Boulevard and Nail Road. These businesses generate retail sales, however, exhibit industrial land use characteristics.

In acreage terms, growth of the city's **Industrial** land use has been flat since 1991, adding just 42 acres. Additionally, industrial land use, as a percentage of the city's developed and total areas has been decreasing, as the economy continues its transformation from manufacturing to service, and industrial concerns within the Memphis Metropolitan Area (MMA) consolidate their operations.

Horn Lake's residents have been blessed with bountiful parkland providing myriad recreational opportunities. The **EXISTING LAND USE MAP** illustrates parkland distributed throughout the city, including neighborhood parks, and larger community parks. At just over **500 acres**, Horn Lake's **parkland** use comprises nine percent of the city's developed area and five percent of the total area – second to residential as the largest land use category. Horn Lake's parkland acreage has increased by over 800 percent since 1991.

IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

LAND USE / ZONING

Zoning -

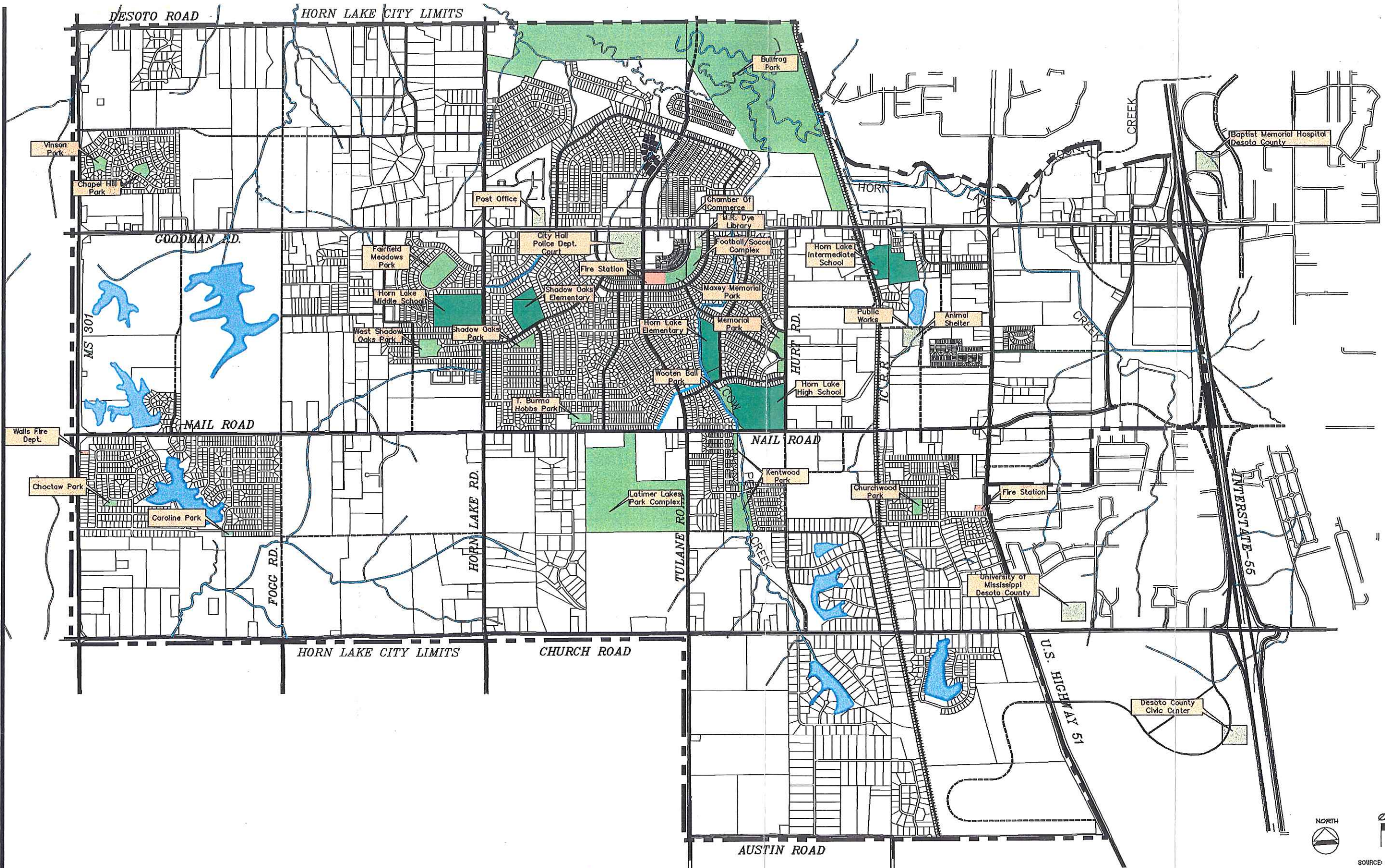
Horn Lake regulates land use through a traditional zoning scheme that separates land use by zone districts for which development intensity and design (*bulk*) requirements are established (the “*zoning ordinance*”). Horn Lake’s *Official Zoning Map* graphically delineates the city’s zone districts, which typically correspond with property lines or the center of roads/rights-of-way and/or natural features (i.e. *streams, rivers* etc.). **EXISTING ZONING MAP.**

Horn Lake’s Zoning Ordinance, and, by extension, its Official Zoning Map were amended substantially as part of the implementation of the recommendations proposed by the 1992 General Development Plan. The 1992 Plan identified the lack of “*specific and identifiable residential zoning districts for the City*” as an issue, and further indicated that “*this wide disparity in lot sizes within the same district has led to, and will continue to lead to zoning battles between developers and neighbors based on fears of incompatibility between lot and house sizes.*”

The result, however, of the implementation of the subsequent Zoning Ordinance and Map amendments was the creation of cumbersome regulatory documents that are difficult to administer, and that have been inconsistently enforced since their inception.

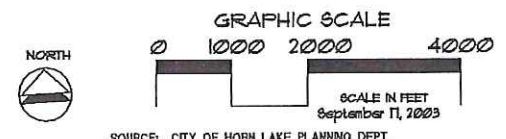
Prior to the Zoning Ordinance and Map amendments, for example, Horn Lake’s Zoning Ordinance provided for and regulated 16 zone districts. Following the initiation of the noted amendments, however, the number of regulated zone districts swelled to 24. Moreover, the city inherited several additional zone districts from the county, as part of the 2002 annexation, for which it no longer provided regulatory standards (i.e. *R-1, R-2, R-3, AG*).

The **Land Use Plan** element of this study will recommend a reconciliation of the city’s zone districts in an effort to streamline and simplify administration and enforcement procedures.



**EXISTING COMMUNITY FACILITIES
COMPREHENSIVE PLAN
HORN LAKE, MISSISSIPPI**

PREPARED FOR:
**CITY OF HORN LAKE
DESOTO COUNTY, MISSISSIPPI**



SOURCE: CITY OF HORN LAKE PLANNING DEPT.

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IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

TRANSPORTATION

Horn Lake's transportation infrastructure is comprised of a network of major, minor and local roadways; a single railroad; and an interdependent relationship with the developed regional transportation infrastructure of the Memphis Metropolitan Area (MMA).









Given its location within the MMA, Horn Lake has readily available access to several modes of transportation, including an interstate highway system; an international airport; and freight/passenger rail transport. However, the rapid urbanization of northern DeSoto County, coupled with the burden of accommodating regional traffic has resulted in severe congestion, and diminished "level of service" for much of the city's transportation infrastructure.

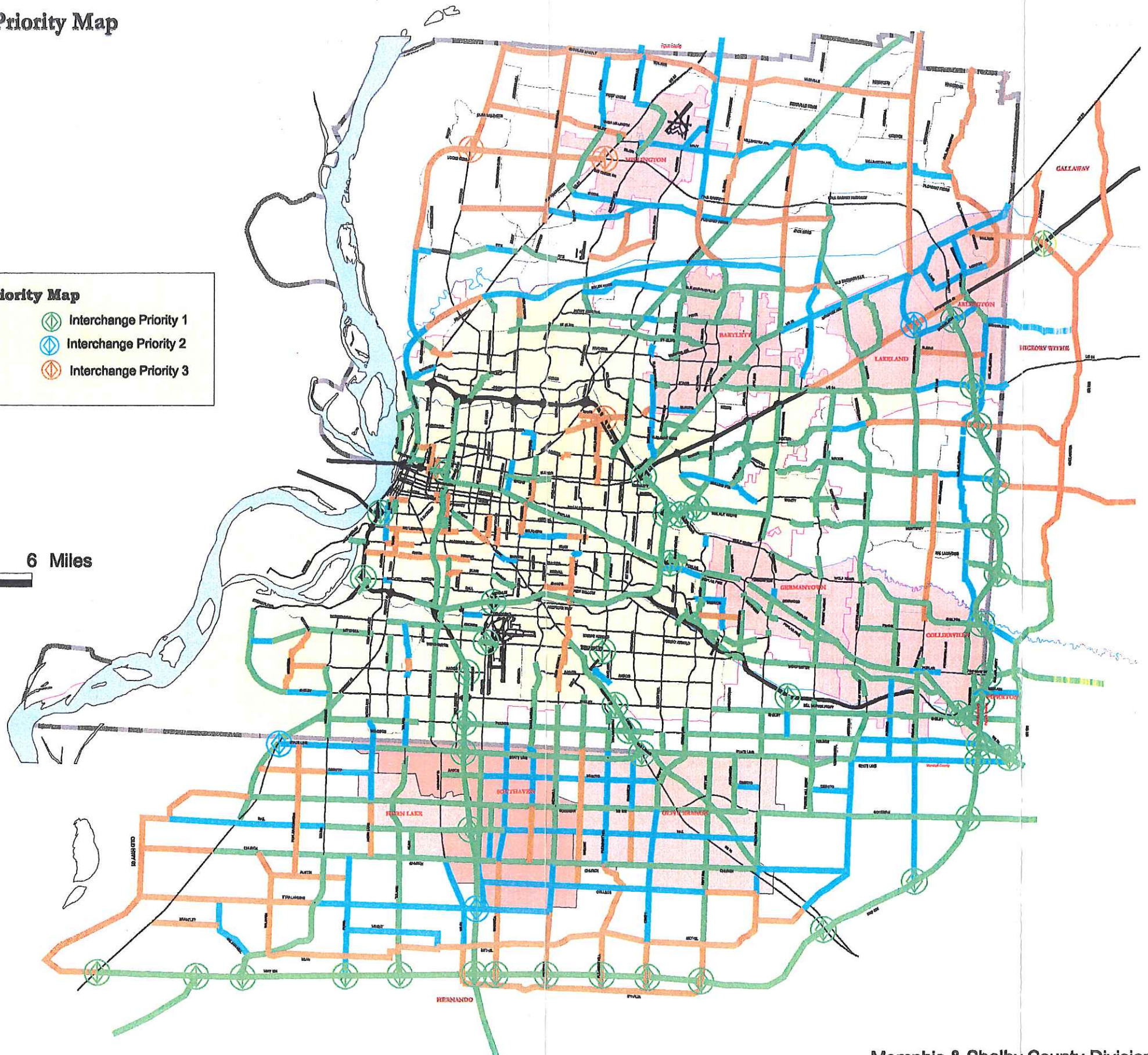
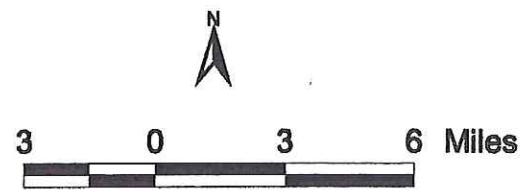
As noted above, Horn Lake's major roads are part of a regional roadway network that is planned and managed by the Memphis Metropolitan Planning Organization (MPO). MPOs are regional transportation planning bodies that were born out the 1973 Highway Act. MPOs are responsible for preparing comprehensive transportation plans addressing highway, transit, and non-motorized transportation modes. More importantly to the member communities that participate in the MPO planning process, the MPO's Executive Board makes decisions with regard to funding allocation for designated major roads. The MPO classifies all major roads within its planning area as **Priority 1**, **Priority 2**, or **Priority 3** depending upon a particular major road's importance within the regional roadway network (**REGIONAL ROADWAY NETWORK MAP**). A more thorough discussion with regard to major road priority status as it relates to Horn Lake's major road network is included as part of the **TRANSPORTATION PLAN** element of this study.

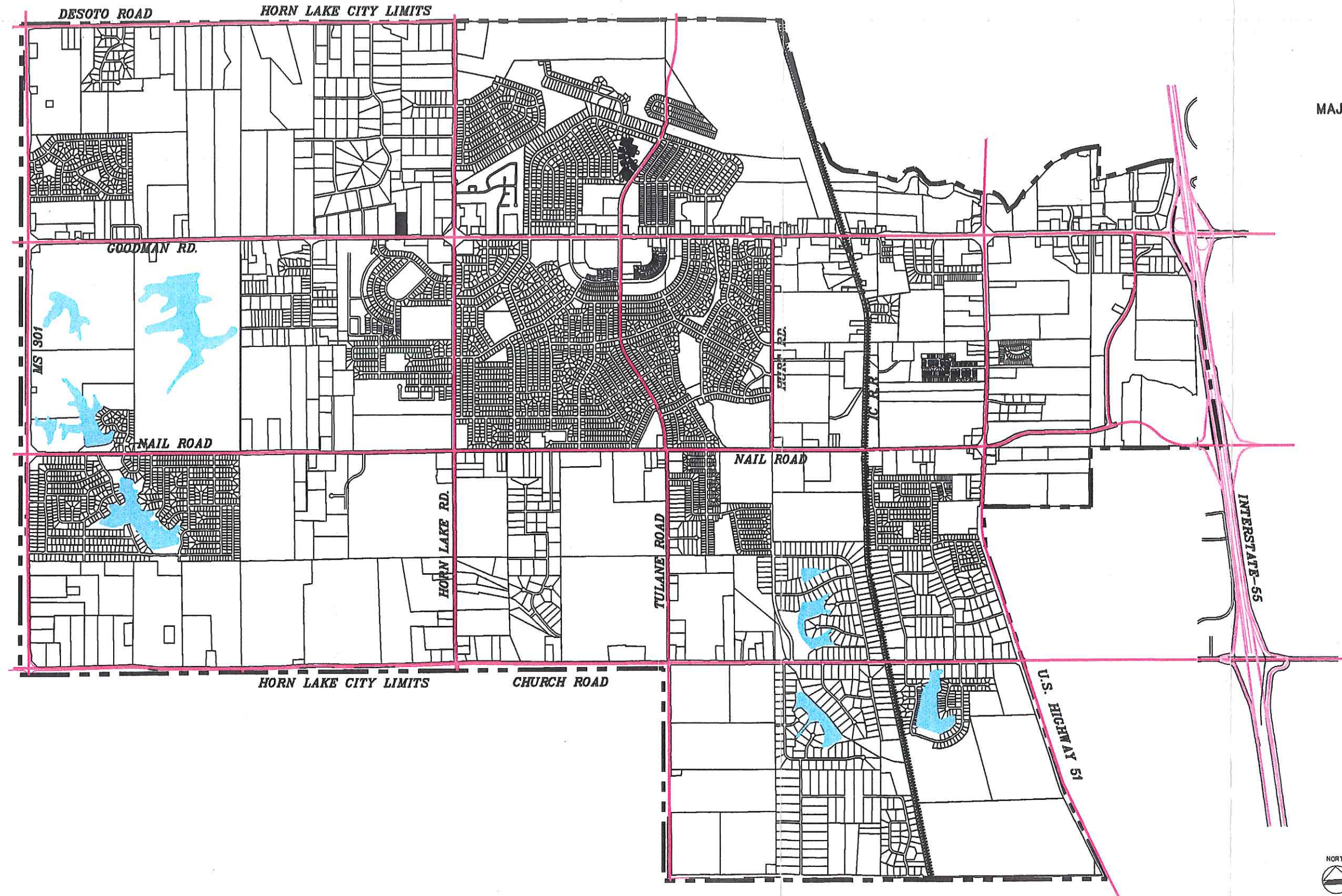
No less than ten major roads serve Horn Lake (**MAJOR ROAD MAP**) – major roads are defined as arterial roadways with rights-of-way widths exceeding **80 feet**. Horn Lake's major road network generally mirrors the one-mile +/- grid pattern reflected by the regional roadway network. Horn Lake's most heavily traveled major road is **Goodman Road** (Hwy. 302). Goodman Road provides Horn Lake's primary access to Interstate 55 (I-55), and is commonly referred to as the "*Gateway*" to the city. As **Table 22** indicates, Goodman Road's average daily traffic (ADT) count has increased from 98,000 in 1998 to 115,000 in 2002. This tremendous amount of average daily traffic, comprised of local commuters, site-generated commercial traffic, and through-regional traffic (*casino bound*), continues to strangle the city's most important arterial road. Other primary east/west major roads include **Nail Road** and **Church Road**. Much less commercialized than Goodman Road, these two roads provide different functionality for the city.

Memphis MPO Network Priority Map 2000-2023

Memphis Network Priority Map

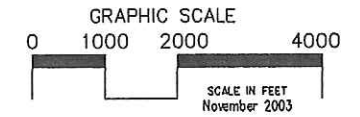
 Network Priority 1 (By Year 2013)	 Interchange Priority 1
 Network Priority 2 (By Year 2023)	 Interchange Priority 2
 Network Priority 3 (Beyond Year 2023)	 Interchange Priority 3
 Other Major Roads	
 Minor Roads	





LEGEND

MAJOR ROAD —



SOURCE: MEMPHIS MPO TRANSPORTATION PLAN

**MAJOR ROAD MAP
COMPREHENSIVE PLAN
HORN LAKE, MISSISSIPPI**

PREPARED FOR:
**CITY OF HORN LAKE
DESOTO COUNTY, MISSISSIPPI**

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IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

TRANSPORTATION

Horn Lake's primary north/south major roads include **U.S. Highway 51, Horn Lake Road, and Mississippi 301**. U.S. Highway 51 is part of the nation's secondary highway system that has been largely supplanted by the national interstate system. Locally, however, U.S. Highway 51 is still a vital roadway within the MMA regional network, providing commerce related users an alternative to Interstate 55. Within Horn Lake, U.S. Highway 51 is the second most heavily traveled major road following Goodman Road, providing access to a variety of land uses including residential and commercial.

Horn Lake Road and Mississippi 301, while important local major roads, carry considerably less traffic than the city's other major roads due to the fact that both roads, from a regional perspective, terminate into non-activity centers within Memphis.

Horn Lake's network of minor and local roads is generally sufficient to provide access to and between the city's residential areas, although there are few collector roads connecting the residential areas to the major roads. It will be incumbent upon the city to ensure the development of a generous network of collector roads concurrently with future residential development.

The city's sole railroad is owned and utilized by Illinois-Central Railroad. The railroad runs north/south, between Hurt Road and U.S. Hwy. 51, and used, exclusively, to transport freight and other commerce related cargo.

With regard to air travel, the city's close proximity to the Memphis International Airport makes this transportation mode accessible and convenient. Although there have been concerns with regard to the city's exposure to air traffic noise, according to 1997 Federal Aviation Administration report (*Part 150 - Noise Exposure Update*) prepared by the Memphis Airport Authority, however, noise levels within Horn Lake generated by air traffic are within generally acceptable standards and pose no substantive impact on any area within the city's corporate boundaries.

IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

COMMUNITY FACILITIES

Community Facilities are descriptive of the amenities and services provided to support and enhance the “*quality of life*” of a municipality’s citizenry – resident and corporate alike – and typically include: *Administrative Facilities; Public Safety Facilities; Parks and Recreation; Environmental Management; Utilities; and Educational Facilities*. The **EXISTING COMMUNITY FACILITIES MAP** illustrates the location of the various physical facilities within, and adjacent to, Horn Lake.

Administrative Facilities –

Horn Lake officials ushered in the new century with the construction of a new 26,980 square foot city hall located at the southwest corner of Tulane Road and Goodman Road, on the city’s 13-acre +/- complex. The new facility, which replaced an antiquated structure, houses the city’s administrative offices, municipal court, and police services. The facility’s functional capacity is diminishing rapidly, however, and will have to be addressed over the planning period.

Public Safety Facilities –

The City of Horn Lake provides for *Police, Fire/Ambulatory, and Emergency Management* services.

The city’s **Police Department**, which as noted above, is housed in the new city hall facility, consists of a professional staff of 59 sworn and uniformed officers. The International Association of Policemen recommends 2.1 uniformed and sworn policemen per 1,000 population as a minimum staffing ratio for communities under 30,000 population. Based on this standard, the police department’s current staffing level is adequate up to population of 28,000.

The city’s **Fire Department** consists of a professional staff of 53 fire fighters, emergency medical technicians, and command staff. Additionally, the Fire Department staffs an ambulatory service that is supported by DeSoto County. A 1992 International City Managers Association survey of the number of fire personnel per 1,000 population for communities with a population of between 25,000 and 49,999 reported an average of 1.71 of professional fire fighters/emergency technicians per 1,000 population. Accordingly, the fire department’s current staffing level, based on this standard, would sufficiently accommodate a population of 31,000.

IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

COMMUNITY FACILITIES

Environment Management –

Environment management addresses the areas of pollution, storm water management, and solid waste disposal.

Rapid development in northern DeSoto County over the last decade has brought with it adverse environmental impacts on the landscape, including stream pollution, flooding, erosion, and sedimentation of area waterways. The State of Mississippi Department of Environmental Quality processes land disturbance permits, and broadly monitors construction sites. However, it is the locality that ultimately has the most influence with regard to ensuring compliance with environmental protection measures during construction.

Prior to 2003 Horn Lake did not employ a full time staff engineer. Consequently, monitoring of construction activity was sporadic at best, often resulting in flagrant violations of environmental regulations. Today, however, the city employs a full time professional engineer who is responsible for monitoring construction activity, and ensuring compliance with the city's development standards and policies.

A rapidly growing population additionally results in the production of significant amounts of solid waste that must be responsibly disposed of. According to the U.S. Environmental Protection Agency, the amount of garbage-generated daily per person in 2000 was 4.5 pounds – that translates into nearly 65 million pounds more garbage produced by DeSoto Countians in 2000 than in 1990. Moreover, with one in four states reporting that their landfills will be full in five to ten years, there is an urgent need to develop alternative means of solid waste disposal.

Solid waste generated by Horn Lake residents is disposed of by BFI, Inc., as the city does not provide solid waste disposal or recycling services at this time.

IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

COMMUNITY FACILITIES

Utilities –

Horn Lake is served by a multitude of utility providers. Including the city, there are as many as seven utilities providing sewer, water, electricity, and gas service within Horn Lake. The advent of independent, non-municipal or regional utility providers in DeSoto County is unique within the Memphis Metropolitan Area (MMA). Within a typical community, sewer and water service is generally the sole province of the municipality, with electric and gas service generally provided by a regional provider due to the magnitude and scale of the production facilities associated with those utilities. Moreover, many governmental entities frown on the creation of independent utility providers due to the influence over development patterns that such providers may wield, often to the detriment of the municipality in which the utility provides service. Indeed, the 1992 General Development Plan for Horn Lake cautioned about the lack of cooperation and coordination among the service providers within Horn Lake to the extent that the efforts of the Plan were not frustrated.

Beginning with the regional utility providers, electric and gas service are provided by Entergy Mississippi, Inc. and Mississippi Valley Gas respectively. These dominant utilities provide electric and gas service throughout DeSoto County.

Unraveling the utility provider puzzle with regard to sewer and water service is slightly more cumbersome. Ironically, the dramatic growth experienced by Horn Lake and Southaven would have most likely not been possible without the assistance and infrastructure capability of the City of Memphis. The massive Horn Lake Inceptor Sewer Collection System resulted from a 1975 agreement between the City of Memphis and DeSoto County in which the City of Memphis agreed to treat effluent generated within the 30,000-acre Horn Lake Creek Basin. The collection system, which is managed by a three-member board – the Horn Lake Creek Interceptor Sewer District “the District” – consists of a main 72-inch interceptor main, and a series of subordinate lateral lines. The District manages and maintains the interceptor main and associated laterals, while its customers (i.e. *City of Horn Lake, City of Southaven, Horn Lake Water Association, etc.*) are responsible for the collector lines that discharge into the primary system. Capital costs for system extensions are shared between the District (40%) and the customer (60%).

Designed to ultimately collect and convey effluent for a population of nearly a quarter of million people, the system’s capacity is limited only by the amount of effluent that the City of Memphis agrees to treat.

IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

COMMUNITY FACILITIES

Utilities –

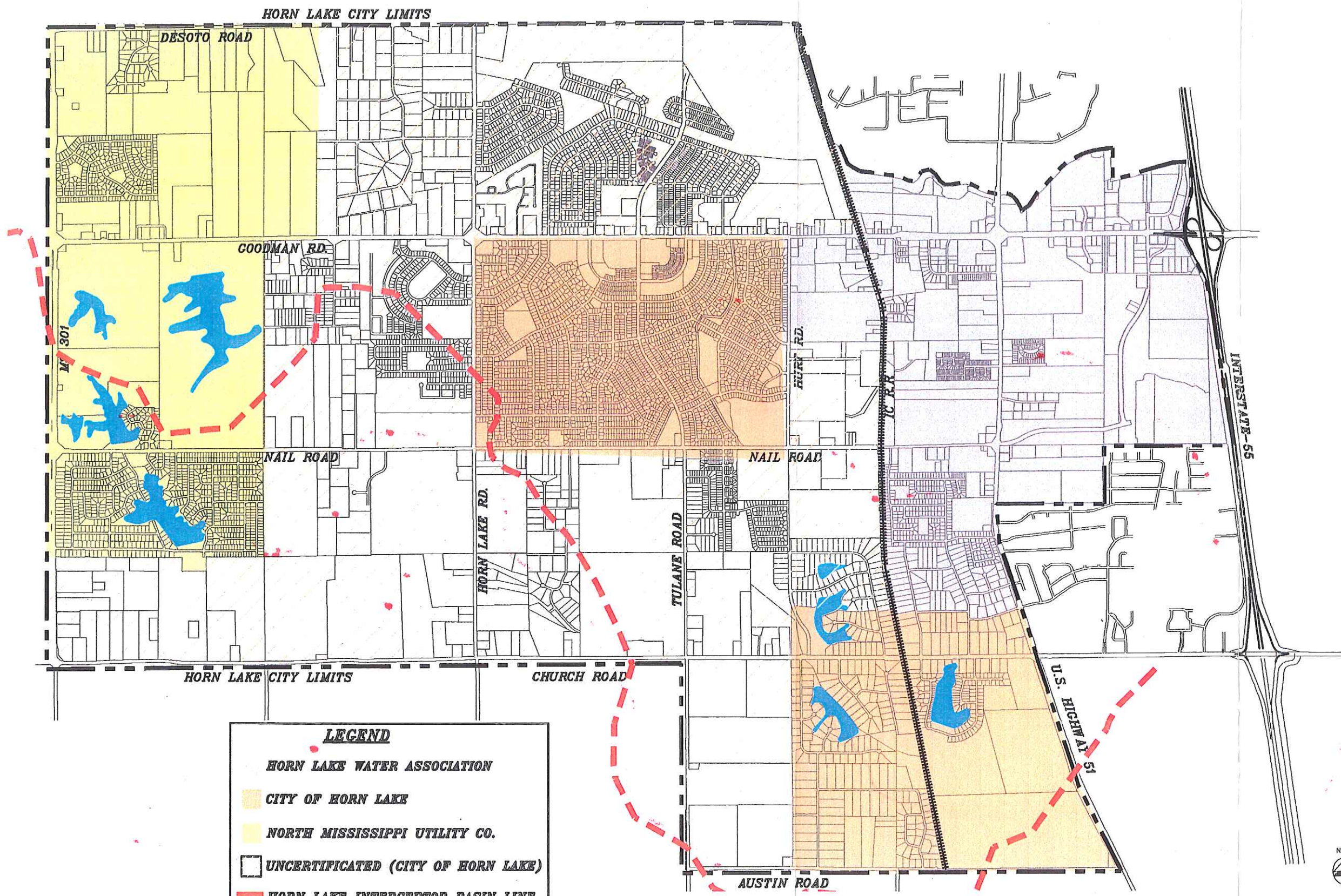
The **UTILITY DISTRICTS (SEWER) MAP** illustrates the certificated/uncertificated sewer districts by utility provider – the state Public Service Commission must certify the area of service for each utility provider. As the map indicates, there are three utilities providing sewer service within Horn Lake's municipal boundaries: *City of Horn Lake*, *Horn Lake Water Association*, and *North Mississippi Utility*. Both the *City of Horn Lake* and *Horn Lake Water Association* discharge collected effluent into the Horn Lake Interceptor Sewer Collection System, while *North Mississippi Utility*, which discharges a portion of its effluent into the Horn Lake Interceptor Sewer Collection System, treats the remainder of its collected effluent in three sewage treatment facilities that have a combined total treatment capacity of 1.3 million gallons per day. The illustrated uncertificated areas are generally served by the City of Horn Lake.

The **UTILITY DISTRICTS (SEWER) MAP** also illustrates the Horn Lake Interceptor Sewer District's basin/boundary line. Per the District's agreement with the City of Memphis, only effluent collected within the Horn Lake Creek Basin (*north side of the illustrated basin/boundary line*) is permitted to be discharged into the Horn Lake Interceptor Sewer. Consequently, any effluent generated within the illustrated southwest quadrant of the city that lies outside the Horn Lake basin line may not be discharged into the Horn Lake Interceptor Sewer. In an effort to ensure future sewer service within this area, the city was, at the time of this study, negotiating for the purchase of North Mississippi Utility.

Provisions for water service within Horn Lake's boundaries are only slightly less convoluted. The **UTILITY DISTRICTS (WATER) MAP** illustrates the certificated/uncertificated water districts by utility provider. As the map indicates, there are five utilities providing water service within Horn Lake's municipal boundaries: *City of Horn Lake*, *Horn Lake Water Association*, *North Mississippi Utility*, *Days Water Association*, and *Wall Water Association*.

Horn Lake does not staff a public utility department. Management of the city's utility interests is contracted out to ECO – a national water/sewer utility management firm.

DCRUA fees
 INSIDE RED LINE
 \$500.00
 OUTSIDE \$1,000.00

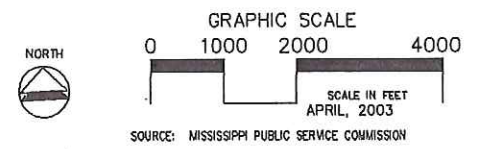


LEGEND

- HORN LAKE WATER ASSOCIATION
- CITY OF HORN LAKE
- NORTH MISSISSIPPI UTILITY CO.
- UNCERTIFICATED (CITY OF HORN LAKE)
- - - HORN LAKE INTERCEPTOR BASIN LINE

UTILITY DISTRICTS (SEWER)
COMPREHENSIVE PLAN
 HORN LAKE, MISSISSIPPI

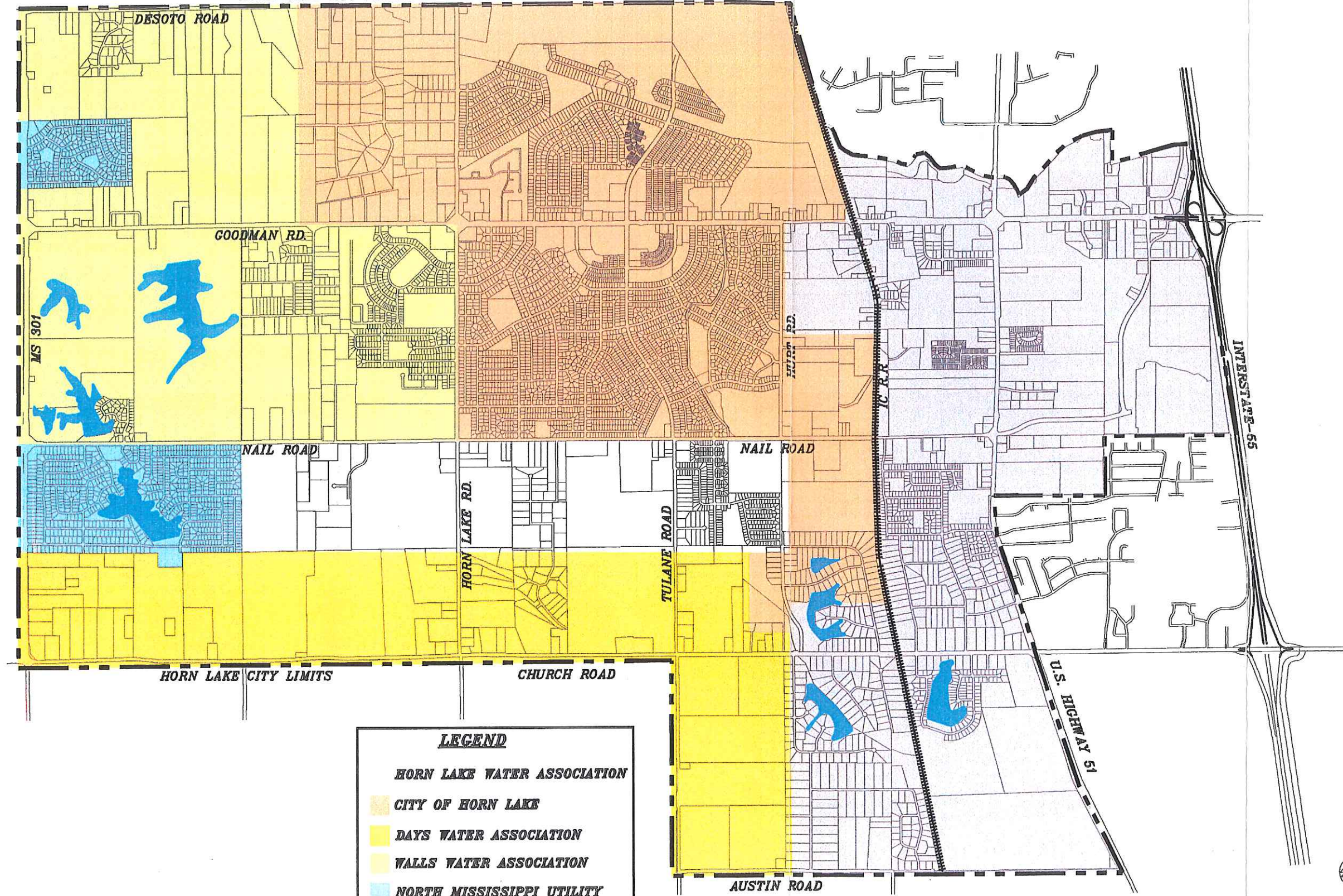
PREPARED FOR:
 CITY OF HORN LAKE
 DESOTO COUNTY, MISSISSIPPI



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HORN LAKE CITY LIMITS

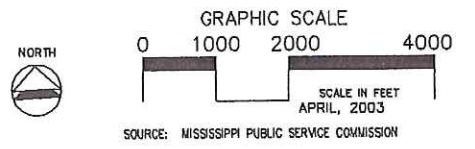


LEGEND

- HORN LAKE WATER ASSOCIATION
- CITY OF HORN LAKE
- DAYS WATER ASSOCIATION
- WALLS WATER ASSOCIATION
- NORTE MISSISSIPPI UTILITY
- UNCERTIFICATED

UTILITY DISTRICTS (WATER)
COMPREHENSIVE PLAN
 HORN LAKE, MISSISSIPPI

PREPARED FOR:
 CITY OF HORN LAKE
 DESOTO COUNTY, MISSISSIPPI



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IMAGINE HORN LAKE 20/20

III. ANALYSIS OF EXISTING CONDITIONS

COMMUNITY FACILITIES

Schools/Library –

Public education throughout DeSoto County, including Horn Lake, is administered and governed by the DeSoto County Board of Education. A review of the **EXISTING COMMUNITY FACILITIES MAP** illustrates the physical locations of the five public schools located within Horn Lake’s municipal boundaries. **Table 23** provides an overview of the enrollment growth that has occurred in these schools over the last five years.

TABLE 23. DeSoto Co. School Enrollment Growth (Horn Lake) - 1998 -2002

<i>Enrollment By School Year</i>						
<u>School</u>	<u>98-99</u>	<u>99-00</u>	<u>00-01</u>	<u>01-02</u>	<u>02-03</u>	<u>% Change 98 - 03</u>
Horn Lake Elem.	796	765	749	737	754	-5%
Shadow Oaks Elem.	507	482	469	536	565	11%
Horn Lake Inter.	627	604	634	661	673	7%
Horn Lake Middle	1,227	1,263	1,263	1,352	1,408	15%
Horn Lake High School	1,203	1,197	1,299	1,339	1,392	16%
TOTAL ENROLLMENT -	4,360	4,311	4,414	4,625	4,792	10%

SOURCE: DeSoto County School Board

Future growth in the overall enrollment of the county schools located within Horn Lake should be commensurate with robust residential growth expected to continue throughout the planning period.

DeSoto County provides support funding for one library in Horn Lake. The **M.R. Dye Public Library** is an approximately 15,000 square foot structure that was constructed more than twenty years ago. The facility contains 35,000 – 40,000 volumes, and is scheduled to be expanded in 2004.