

Memphis Business Journal

Friday, November 18, 2005

Beaver Creek taps natural attraction of Arlington

Memphis Business Journal - by [Jane A. Donahoe](#)

John Hyneman Development Co., Inc., is launching a new residential development in Arlington's future annexation area that will feature 3/4 acre lots and 30% green space.

The 525-acre development, known as Beaver Creek, is located north and south of Galloway Levee Road at the Shelby and Fayette County line.

Chris Caldwell, vice president of sales and brokerage with Hyneman Cos., says Beaver Creek will feature large green spaces on the west side of the development where a floodway exists.

"For all intensive purposes, these people are going to have a huge natural area to the west of this whole project," Caldwell says.

David Baker, Fisher & Arnold, Inc., director of design development, says Beaver Creek will have 160 acres of natural, open space. Many existing trees and vegetation will remain on the property.

"The design takes into consideration the natural and environmental features of the site and preserves and enhances them," says Baker, who is conducting the project's design work.

The development has won approval from Arlington and Shelby County. Hyneman will conduct sewer extension to serve Beaver Creek and a new \$14.5 million wastewater treatment facility in Arlington will service this and other residential growth in the town. That wastewater facility, also engineered by Fisher & Arnold, should be online by March 2007.

Ed Haley, Arlington superintendent, says the town is growing at an average of about 7.5 households per week. Arlington's board has approved a special census for the town, the second in two years, which will be conducted in early 2006 and Haley expects the town's population to have grown to over 7,000. The town's population was 2,569 in 2000, according to the U.S. Census Bureau, and 5,041 after the 2004 special census.

A new **Kroger** will open in Arlington Dec. 7. The town also boasts the largest public high school in Tennessee, with 320,000 square feet of buildings on a 67-acre campus.

Another residential project currently underway in Arlington is Chamberlain & McCreery, Inc.'s 15-acre subdivision called The Preserve. That upscale development will feature 44 lots with 50% dedicated to green space, gazebos, trees and landscaping.

The four builders in The Preserve are Chamberlain & McCreery, **David Streeter Construction LLC**, Carlex Homes and BG Homebuilders.

Developer Robert Fogelman's long-awaited Donelson Farms project is still in the works. Haley says the town is currently discussing sewer extension to the 1,480-acre project, located at I-40 and Old Airline Road.

Highway 385 will run across the Donelson Farms site and an interchange will provide access to the project. When completed, the highway could be the boon Donelson Farms needs, but also will open up a lot of development land south of I-40 that would be serviced by the new wastewater treatment facility, Haley says.

A new mayor and board of aldermen has the town thinking about growth, Haley says. The new leadership, under mayor Russell Wiseman, came on in October 2003 and immediately had the town's sewer system assessed and conducted a sewer rate study. They also increased the residential lot size requirement to lower development density. The smallest lot permitted in Arlington is 13,000 square feet.

The lots in Beaver Creek do not currently have a price, as the sewer costs are still being assessed. Hyneman will be constructing a large, decorated entrance and the development will feature "all the amenities of an upscale community," Caldwell says.

"It's the next hot suburb of Memphis."

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