

REPORT TO THE DESIGN REVIEW COMMISSION

DATE: May 8, 2025

SUBJECT:

Case #250656 - Clara's Ridge at Cartwright Farms Planned Development (PD), Area 1 (The Meadows at Clara's Ridge Phase 2) - Request approval recommendation to the BMA on the Town Planner's review of a minor PD Amendment related to a streetscape plate.

INTRODUCTION:

- Crews Development LLC (Steven Williams) is requesting a recommendation from the Design Review Commission (DRC) for a modified landscape plate for the Meadows at Clara's Ridge Subdivision Phase 2 within Area 1 of the Clara's Ridge at Cartwright Farms Planned Development (PD) located on the northeast corner of Sycamore Road and East Shelby Drive (see Exhibit 1).
- The proposed amendment will modify the landscape plate along the Meadows at Clara's Ridge Phase 2 frontage along the east side of Sycamore Road.
- The subject property is zoned R-1: Low Density Residential and is surrounded by RI: Restricted Industrial to the north, FAR: Forest Agriculture Residential to the east and west, and R-1 zoning districts to the south.
- The 61.96-acre property is owned by Crews Development (Jason Crews) with homes currently built by Eagle Builders TN.
- The Town Planner can approve Minor PD Amendments for slight variations or alterations to the Outline Plan text or graphics which cannot reasonably be expected to cause a change in the internal function of the site/development or the PD's off-site impact and if the amendment is consistent with the intent of the original Outline Plan. The Town Planner is also requesting review of this request by the DRC, since the buffer plate along a major roadway is changing, before a final decision is made.
- Per § 151.160(J)(1), before a minor planned development amendment is recorded, the Board of Mayor and Aldermen (BMA) must first review and affirm the determination of the Town Planner.

BACKGROUND:

- The Clara's Ridge at Cartwright Farms PD was originally approved in June 2020 through the adoption of Resolution 2019-46. The Outline Plan was recorded on June 17, 2021. The PD Pattern Book was not recorded although it was referenced in Resolution 2019-46. It has been amended to reflect a conceptual signage plan (CSP) for the neighborhood.
- A previous Minor PD Amendment related to the phasing of Sycamore Road improvements was approved in June 2021, but the Outline Plan (Exhibit 3) was not amended to reflect it. Exhibit 3 will need to be revised reflect the previously approved amendments as well as the proposed amendment, if approved.

KEY POINTS:

1. With spacing narrower than 40-feet on center for the understory street trees, the revised landscape buffer will still meet the requirements of the Design Guidelines and the Zoning Ordinance (see Exhibits 3 and 4).

- Phase 1 for the subdivision was recorded in September 2023. Phase 1 establishes a design theme for the Sycamore Road – Shelby Drive corridor with the current landscape buffer along both roadways.

- Existing overhead utility lines are along Sycamore Road (see Exhibit 7), warranting the use of understory trees instead of canopy trees to avoid conflicts with the overhead lines.
- Regarding the "reverse frontage" buffer along Sycamore Road, the version of the Design Guidelines in effective in June 2020, said "required plantings and street trees should be used in conjunction with a wall or fence to break up a long expanse," and "Street tree selections shall be consistent with Appendix III. For trees with a mature width of less than 40 feet, the minimum spacing shall be between 25 to 40 feet on center. For trees with a mature width of 40 feet or greater the minimum spacing shall be between 40 to 50 feet on center."
- The current PD landscape plate (Plate 5) includes evergreen shrubs on mulch beds, evergreen trees, and canopy trees. The applicant stated the current landscape plate will be difficult to install and maintain due to a sizeable roadside ditch with its eastern top of bank terminating at the rear yard property line of lots backing up to Sycamore Road.
- The applicant also stated street trees will be a more aesthetically pleasing design rather than washed-out mulch and constant replacement of shrub plantings due to stormwater activity along the ditch (see Exhibit 6).
- The modified landscape plate will eliminate shrubs and eliminate mulch beds, potentially washing out by stormwater and degrade due to the sizeable roadside ditch. The revised landscape plate shall include effectively a double row of street trees along the rear lot fences instead of small shrub plantings on mulch beds (see Exhibit 4, pages 17-18).

2. The frontage of Sycamore Road consists of solid cedar fence with brick columns located on lot corners, large street trees, and benches in various locations along the local Greenbelt Trail Network within Usable Open Space of Phase 2 of the subdivision. This will not change with the amendment.

3. A conceptual landscape plan in the Pattern Book (Exhibit 4) shows Usable Open Space in two (2) green areas. The plan also shows perimeter landscape buffers along Sycamore Road and East Shelby Drive.

4. The Collierville Greenbelt Network shows a Local Trail Network along Sycamore Road along the west boundary of Area 1 (see Exhibits 3 and 4).

- A greenbelt trail along the streetscape by Sycamore Road will be provided. The trail will be shown on the Preliminary Subdivision Plat and Construction Drawings for Phase 2.
- The proposed Minor PD amendments will not affect any portion of Area 2 dedicated to the Town for recreational spaces and public safety facilities.

5. The developer held a neighborhood meeting on March 24, 2025 upon submission of the application and invited recipients to contact the Town Planner with any concerns (see Exhibit 5). Residents who attended the meeting expressed support to the proposed landscape plate changes along Sycamore Road.

NEXT STEPS:

- **BMA review and affirmation of the Town Planner's decision** (tentatively 5/27/25)
- **Re-record the PD Outline Plan and Pattern Book** (administrative)

STAFF RECOMMENDATION: Staff recommends the DRC consider the details of the request and provide guidance to staff on the appropriate course of action.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map 4-9-25.pdf](#)

[Exhibit 2 - Applicant Cover Letter 3-14-25.pdf](#)

[Exhibit 3 - Outline Plan 6-17-21.pdf](#)

[Exhibit 4 - Revised Pattern Book 4-29-25.pdf](#)

[Exhibit 5 - Letter to Neighbors & Neighborhood Meeting Sign-in Sheet 3-24-25.pdf](#)

[Exhibit 6 - The Meadows at Clara's Ridge Phase 2 Preliminary Grading & Drainage Plan 7-30-24.pdf](#)

[Exhibit 7 - Photos of the site & neighboring subdivisions 4-29-25.pdf](#)

PROPOSED MOTION:

To recommend approval of the Minor PD Amendment (Exhibits 3 and 4) related to a streetscape plate for the Clara's Ridge at Cartwright Farms PD, Area 1 (Meadows at Clara's Ridge Phase 2), provided the spacing of the understory street trees is changed to 40 feet on center.

CONTACT INFORMATION:

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