REPORT TO THE DESIGN REVIEW COMMISSION

DATE: November 12, 2026

SUBJECT: Case #262147 - Oakmont PD, Phase 4A (Harmony at Collierville)
Preliminary Site Plan

INTRODUCTION:

- The Reaves Firm (Christine Donhardt), representing current property owner Michael Allen Lightman Estate (Mark Puckett) and future property owner Smith/Packett Med-Com, LLC (Winn Bishop), is requesting approval of a Preliminary Site Plan (Exhibit 5) for a 111,563-square foot building containing 120 assisted living units on 6.174 acres located on the south side of Market Blvd across from the Warwick Willow Lane and Green Oaks Lane intersections (see Exhibit 1).
- The property is zoned R-1: Low Density Residential with a Planned Development (PD) overlay (Oakmont PD).

BACKGROUND:

- The Outline Plan for the 119.45-acre Oakmont PD was approved by the PC in 1994. The PD stipulates permitted uses, bulk zoning requirements, and some design requirements.
- A Final Plat for Phase 4 was approved in 1997 (see Exhibit 4), and the applicable Outline Plan conditions are noted on this document. Medical Professional Office: MPO and Shopping Center Commercial: SCC uses are permitted in Area 4 per the PD.
- Site plans for nonresidential uses were submitted to the Town in 2008 and 2014 for the subject property, but were withdrawn. The property was subdivided in 2024 related to the construction of a private drive aligning with Civic Center Drive.

KEY POINTS:

1. This single-phase development will include one (1) building facing Market Boulevard.

- Memory Care will be located in a separate, secure portion of the building and will include dedicated dining, activity spaces, programming, and a fenced outdoor garden.
- As a senior housing use within a PD, § 151.159(B) of the Zoning Ordinance applies to this development. These provisions address building height, density, exterior building materials, building setbacks, and architectural design unless there is a conflict with a previously approved standard expressly listed in the PD Outline Plan
    - 53.7% of the site will be pervious area/open space, exceeding the 45% minimum per §151.159(B)(14). This far exceeds the 30% pervious area/open space minimum requirement for retail centers and offices.
    - The three-story building will be predominantly brick (80% or more on each façade) with fibrous cement trim. Columns, brackets, and shake shingle siding accents will be provided for facade articulation.
    - The brick façade will have herringbone and soldier course patterns, as well as changes in plane, to provide horizontal and vertical articulation.
    - The roof will have architectural shingles and several changes in plane to provide articulation and reduce mass and scale.
    - The elevations show the building is around 42 feet tall at its highest points, less than the 45-

foot maximum height. The building has stepped down elements on the front façade and front corners to aid in transitions to the dwellings to the north and to reduce the mass of the building.
    - Interior amenities include accessible activity spaces such as a library, game rooms, and billiards with weekly activity programming offered throughout the community. Outdoor amenities include covered gathering areas for cookouts and resident activities.

2. Because Market Boulevard curves along the site frontage, sight distance from the driveway is limited. This will preclude tree plantings along Market Boulevard.

- To maintain visibility for drivers entering and exiting, a clear sight area has been designated along the roadway where tall plantings, walls, and other obstructions will not be permitted.
- Four (4) existing trees currently exist on the site, with two (2) of them being specimen trees. The specimen tree in the middle of the site will be removed but the specimen tree at the northeast corner of the private drive and Market Boulevard will remain and be limbed up to improve vehicular sight distance.
- While a 10-foot-wide landscape buffer along Market Boulevard is required by the PD (Exhibit 4), existing overhead utility lines will preclude tree plantings within the buffer per Town and MLGW standards. The site layout shows a 20-foot buffer and meandering sidewalk.

3. The preliminary landscape plan will comply with the Design Guidelines, Zoning Ordinance, and PD requirements once the conditions of approval are met.

- §151.268(E) requires 22 trees per "net acre" of the site be provided in the post-development condition, and says, "portions of lots used for athletic fields, golf courses, cemeteries, agricultural uses, bodies of water, dedication of right-of-way for streets shown on the major road plan...and other uses where new trees and shrubs are not appropriate, are excluded from the area to be planted."
    - The applicant is requesting the 0.385-acre portion of the site encumbered by the sight distance triangle to be removed from the net acreage, reducing the number of required trees from 136 to 127.
    - 128 trees will be provided in the post-development condition.
- The service area (loading area, dumpster, transformer, generator, etc.) will be located at the rear of the site along the private drive and screened through a mixture of masonry walls and landscaping.
- Evergreen landscaping will be required around the two (2) detention ponds to screen them from Market Blvd.

4. More lighting information was provided than typical for a Preliminary Site Plan, but it appears to be consistent with Town standards.

- Fixtures will be designed to prevent glare to the nearby residential neighborhood.
- The grid photometric plan will be further reviewed during the Final Site Plan stage.
- Inconsistencies between the lighting plan and landscaping plan need to be resolved regarding the light pole locations.

STAFF RECOMENDATION: Approval of the Preliminary Site Plan is recommended, subject to the conditions of approval, as the proposal will be consistent with the applicable Design Guidelines, Zoning Regulations, and the Oakmont Planned Development once the conditions are addressed.

PROPOSED MOTION: Recommend approval of the Preliminary Site Plan for the Harmony at Collierville (Exhibit 5), subject to the conditions in Exhibit 2.

ATTACHMENTS:
Exhibit 1 - Vicinity Map and Contact Info (10.20.26).pdf
Exhibit 2 - Example DRC Conditions.pdf
Exhibit 3 - cover letter 9-25-26.pdf
Exhibit 4 - PD Outline Plan Conditons Phase 4 recorded.pdf
Exhibit 5 - Prelim Site Plan rev 9-28-26.pdf

PROPOSED MOTION:
Recommend approval of the Preliminary Site Plan for the Harmony at Collierville (Exhibit 8), subject to the conditions in Exhibit 2.