

REPORT TO THE PLANNING COMMISSION

MEETING DATE: December 4, 2025

SUBJECT: Case #253020 - Ordinance 2026-02 - Quinn Road Residents De-annexation

INTRODUCTION:

- The purpose of this agenda item is for the Planning Commission (PC) to make a recommendation to the Board of Mayor and Aldermen (BMA) for the de-annexation of four (4) properties located on the east side of Quinn Road, totaling 55.12 acres (see Exhibits 2 & 3).
- Three (3) of subject properties are owned by Mitchell and Cheryl Hart, located at 1026 Quinn Road, 1116 Quinn Road and 0 Quinn Road (Parcel ID #C0259 00018). One (1) property is owned by Brian and Shelly Willmarth, located at 1066 Quinn Road (see Exhibits 2 & 4). These property owners requested de-annexation.
- The tentative effective date of the de-annexation will be April 12, 2026, if the BMA adopts Ordinance 2026-02 on the Third Reading.

BACKGROUND:

- The four (4) properties were annexed into the Town in 2019 as part of a larger annexation of 105.446 acres (Resolution 2019-12) (see Exhibit 5).
- In conjunction with the annexation request in 2019, a Zoning Map Amendment (Ordinance 2019-07) & Plan of Services (POS) were also approved by the BMA. The POS included municipal schools, police coverage, fire & emergency response, trash collection & curbside recycling, library services, animal services, street maintenance, water & sewer, and management of stormwater drainage system/drainage ditches.
- Some residents along Quinn Road requested to be annexed into the Town. Nine (9) separate properties were included in the 2019 annexation along with 5.99 acres of right-of-way on Quinn Road (see Exhibit 5).
- The subject properties are currently zoned FAR: Forest-Agriculture-Residential (see Exhibit 8).

KEY POINTS:

1. Tennessee Code Annotated (TCA) 6-51-201 allows municipalities to de-annex property by ordinance (adopted by the BMA with three (3) readings after a PC recommendation) if the property owners consent to the de-annexation.

- The de-annexation was initiated at the request of property owners of the subject properties (see Exhibit 2) because they believe the Town has not fully implemented the Plan of Services for this area.
- The existing land uses (see Exhibit 7) are vacant land, agricultural uses, and single-family homes. Quinn Road, which would remain with the Town limits, is considered rural with no curb, gutter, sidewalk and open ditches.

2. The subject properties will remain in the Collierville Reserve Area after de-annexation.

- In 1998, the Tennessee General Assembly passed Public Chapter 1101 (PC 1101 or the Growth Policy Act), providing counties and their associated municipalities ability to develop countywide growth plans. These plans established UGBs for municipalities.
- Collierville calls the unincorporated land within its Urban Growth Boundary (UGB) the “Collierville Reserve Area” and subject properties could be annexed into the Town again in the

future if the property owner request it.

3. After the de-annexation, if 911 calls are made on a cell phone (rather than a landline phone) Collierville Emergency Services will have to route those calls to Shelby County which could delay emergency response.

- There is a mutual aid agreement between the Collierville Police Department (CPD) and the Shelby County Sheriff's Office (SCSO) if an incident occurs the reserve area.
 - Once these properties de-annex, their calls for aid will go back to Shelby County.
 - Collierville Police will not respond to any routine calls. If it is an emergency call and CPD is requested by SCSO, CPD will respond.
 - CPD will not have the authority to arrest or investigate unless SCSO request assistance.
- There is also a mutual aid agreement between Collierville Fire Department (emergency services) and Shelby County Fire Department. Any fire calls will be routed to Shelby County Fire for first response and Shelby County will contact Collierville Fire to assist.
 - These properties addressed will be removed from the Town's 911 roll once they are de-annexed.
 - Collierville Fire will respond with a fire engine to structure fire calls with Shelby County Fire.
 - All medical calls, if routed correctly, would go to Shelby County 911 and be handled by Shelby County Fire Department Ambulance Service.

4. The Collierville School District is not typically available to residents outside of the Town's boundaries.

- Any students not within the Town's limits will have to pay tuition if parents wish to enroll their children in the Collierville School District (if there is availability).
- According to the Collierville School District, there are no students at the subject properties currently enrolled in the school system.
- Any households with school-age children will attend Memphis Shelby County Schools, which include Highland Oaks Elementary School, Germantown Middle School and Germantown High School.

5. Several other services will no longer be provided/available when these properties are de-annexed.

- The Town will no longer collect trash at the subject properties, and the property owners will have to organize their own trash services.
- The Town does not provide water or sewer service to the properties. All four (4) properties are still on well water and septic tanks. It is the policy of the Town to not extend water or sewer service outside of the Town's limits.

6. Road maintenance will remain a responsibility of the Town of Collierville, as the Town will retain the Quinn Road right-of-way (ROW) along the frontages of each subject property.

7. In the future, property owners along Quinn Road could have access to Town water; however, the cost is not financially feasible at this time for so few homes, unless a private development such as the Quinn Ridge Planned Development (PD) extends water down Quinn Road to service its project (if it were to be developed within the Town's corporate limits).

- The cost to extend an 8-inch water line to the last incorporated property along Quinn Road (approximately 6,000 feet) would be about \$1,896,000 (\$316 per linear foot).
- Currently, the Town does not have plans in its capital budget to extend water lines in this area. Other aspects of the water system, such as repairing and maintaining the existing system, could be adversely impacted if the Town were to reallocate utility funds to extend water services to this area.
- With the delayed development of the Quinn Ridge PD and its location outside of the Town's corporate limits, water access is not expected in this area in the near future.

8. Staff requested Memphis, Light, Gas, and Water (MLGW) to provide streetlights along the portions of Quinn Road within the Town limits. Several existing MLGW utility poles could be utilized to install the lights.

9. When the subject properties are de-annexed from the Town's limits, they will default to the CA: Conservation Agriculture Zoning District per the Memphis and Shelby County Unified Development Code (see Exhibit 6).

- There are no pending development applications or permits for the affected properties.
- Any future development on those properties (subdivision, site plans, rezonings, building permits, etc.) will need to be approved by Memphis and Shelby County Division of Planning and Development.
- Since it is within Collierville's Reserve Area, Collierville will have the ability to informally review any major developments (planning developments, subdivisions, site plans, etc.); however, the Town's regulations and processes will not apply.
- Since these properties are within its Reserve Area, the Town has planned for the future of this area with its Land Use Map and Future Land Use Map (see Exhibits 7 & 9).

NEXT STEPS: If the PC recommends approval of the de-annexation, the following are the next procedural steps:

- **Public Meetings:** The BMA will consider the request by ordinance on three (3) separate readings, with the 2nd Reading being the Public Hearing. The tentative BMA readings are December 8, 2025, January 12, 2026, and January 26, 2026.
- **Effective Date:** If Ordinance 2026-02 is approved by the BMA, the de-annexation will become effective on April 12, 2026, which will allow time for affected public agencies to be notified of the adjustment in Collierville's Corporate Limits.

STAFF RECOMMENDATION: Approval of the de-annexation is recommended because no parcel will be completely surrounded by the Town of Collierville, the properties are within Collierville's Annexation Reserve Area and could be annexed later, the Town does not provide sewer and water service to these properties, and no students associated with these addresses attend Collierville Schools.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map & Contact Information 11.6.25.pdf](#)

[Exhibit 2 - Cover Letters 10.27.25.pdf](#)

[Exhibit 3 - Ordinance 2026-02 with Attachments 11.26.25.pdf](#)

[Exhibit 4 - Summary of De-annexation 2025 Request 11.25.25.pdf](#)

[Exhibit 5 - Resolution 2019-12 Adopted Annexation & POS 8.12.19.pdf](#)

[Exhibit 6 - Memphis Shelby Co De-annexation Email 11.6.25.pdf](#)

[Exhibit 7 - Existing Land Use Map 11.6.25.pdf](#)

[Exhibit 8 - Existing Zoning Map 11.6.25.pdf](#)

[Exhibit 9 - 2040 Land Use Place Types Map 11.6.25.pdf](#)

PROPOSED MOTION: To recommend approval of Ordinance 2026-02 (Exhibit 3).