

REPORT TO THE PLANNING COMMISSION

MEETING DATE: October 2, 2025

SUBJECT: Case #251614 – Oak Hill Subdivision, Phase 5 – Request approval of a Preliminary Subdivision Plat for 15 lots on 6.84 acres, located north of the terminus of Moorefield Road and east of the terminus of Monroe Hill Circle S.

INTRODUCTION:

- John McCarty (McCarty Granberry Engineering) is requesting Planning Commission (PC) approval of the Preliminary Subdivision Plat.
- Crews Development LLC (Jason Crews) is the owner and developer, and the owner's representative is Steven Williams.
- The 45.97-acre "future development" tract part of this subdivision to the east will likely become future phases of the Oak Hill Subdivision.

BACKGROUND:

- In January 2017, 33.17 acres of the property at the southwest corner of Shelton Road and Collierville-Arlington Road were rezoned from R-1 Low Density Residential to R-2 Medium Density Residential, and 25.61 acres were rezoned from R-1 Low Density Residential to R-2A Medium Density Residential. The traffic study provided with the rezoning included a nonbinding conceptual layout for Oak Hill (see Exhibit 4).
- The PC approved a Final Plat for 37 single-family lots and a Future Development Tract in Phase 1 of the Oak Hill Subdivision on October 4, 2018.
- The PC also approved a Preliminary Plat for Phases 2 and 3 which included 70 single-family, detached residential lots in 2019.
- The Development Agreement for Phase 1, approved in October 2017, defined the payment in-lieu procedure for future road improvements. Improvements were approved with Phase 4 in 2023, including the Shelton Road and Collierville-Arlington Road upgrades with a traffic signal improvement at their intersection.

KEY POINTS:

1. **The lot sizes, setbacks, and lot widths for Phase 5 meet the minimum requirements for the R-1 zoning district (see Exhibit 4).**
2. **An extension to Monroe Hill Circle South and Moorefield Road will be made with Phase 5 (see Exhibit 4).**
 - This phase will extend the stub of Monroe Hill Circle South constructed in Phase 1 and connect to the stub of Moorefield Road created in 1977 within the Shenandoah Subdivision to the south.
 - The connection to the Moorefield Road stub will add a third entrance and exit for the Oak Hill Subdivision.
 - The 15 single-family lots will have minimal traffic impacts on the existing road network.
 - Phase 5 will not trigger the previously-required road improvements to Shelton Road, but future phases will likely trigger these improvements.

3. The applicant is proposing an alternative right-of-way (ROW) of 31 feet with a 9.5-foot pedestrian and utility easement across the front of all lots.

- The 31-foot alternative right-of-way matches the road design approved for Phase 1 of the subdivision.
- The applicant justifies the 31-foot ROW (see Exhibit 3) because it allows more usable areas in the rear yards and its use in earlier phases.

4. The applicant is requesting not to extend the sidewalk along the east side of Moorefield Road, which will be determined by the Board of Mayor and Alderman.

- The sidewalk east of Moorefield Road, within the Oak Hill Subdivision, is planned for construction in the upcoming phases when the future development track is further divided.
- Extending the sidewalk east of Moorefield Road outside of the Oak Hill Subdivision could require permission to work on private property along Harper's Ferry.
- Sidewalks already exist on the west side of Moorefield Road, with crosswalk infrastructure to carry pedestrian traffic.

5. The applicant is requesting waivers for utility easements in the following locations:

- Along the south side (rear yard) of Lots 115–122, since these lots abut existing homes on Harper's Ferry, and
- Along the west side of Lots 114 and 115, to avoid conflicts with the proposed public drainage easement.
- Article 3, Section 4 (D) of the Subdivision regulations allows the PC to grant a waiver provided written approval is obtained from each utility company or provider with an interest in the easement prior to the Commission's consideration of the request.

6. No detention is proposed in the Grading and Drainage Plan for Phases 5 (see Exhibit 7).

- The development will drain directly to Wolf River Lateral J.
- There have been drainage problems in the subdivisions to the north in the past, but they have diminished since drainage improvements were installed elsewhere in the Town.
- Wetlands are present on the property and Tennessee Department of Environment and Conservation (TDEC) permits will be required for any encroachments.

7. Water and sewer capacity are sufficient for this request.

8. The applicant originally requested not to make a water main connection in their cover letter, but after discussions with staff, they agreed to connect to the line in Harper's Ferry via directional bore, avoiding disruption to Moorefield Road and coordinating with neighbors and MLGW as needed (Exhibit 3 & 5).

9. The PC will need to decide if the proposed Preliminary Subdivision Plat should include utility easements along the south side (rear yard) of Lots 115–

122 and the west side of Lots 114 and 115.

STAFF RECOMENDATION: Staff recommends approval of the Preliminary Subdivision Plat and requested easements, finding the Subdivision complies with the Zoning Ordinance of Subdivision regulations.

ATTACHMENTS:

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

[Exhibit 2 - Conditions of Approval.pdf](#)

[Exhibit 3 - Cover Letters.pdf](#)

[Exhibit 4 - Hoppers Property Non-binding Conceptual Layout March 2016.pdf](#)

[Exhibit 5 - Waterline Email Correspondence .pdf](#)

[Exhibit 6 - Preliminary Plat.pdf](#)

[Exhibit 7 - Grading and Drainage.pdf](#)

PROPOSED MOTION: To approve the Oak Hill, Phase 5, Preliminary Subdivision Plat for 15 lots on 6.84 acres located north the terminus of Moorefield Road and east of the terminus of Monroe Hill Circle S, subject to the Conditions in Exhibit 2.