

REPORT TO THE PLANNING COMMISSION

MEETING DATE: May 7, 2026

SUBJECT: Case #260780 – Ordinance 2026-04 – 253 Natchez Street Rezoning

INTRODUCTION:

- Property owner Carson Looney is requesting a rezoning of a 0.38-acre tract from R-1: Low Density Residential to TN: Traditional Neighborhood, with the intent to develop a new residential dwelling (see Exhibit 1).
- The property is surrounded by R-1 to the west, and TN to south, north, and east.
- The subject property is within the Local Historic Overlay but is not eligible for the National Register.
- The subject property currently has one (1) single-family dwelling. The applicants intend to demolish this structure and replace it with a new single-family dwelling.
- The requested zoning change will affect only the zoning designation of the property. The use of the property will continue to remain single-family residential.
- The Historic District Commission (HDC) will review the demolition of any existing structures and design of any new structures.
- Nearby developments include Washington Gates Planned Development (PD), Twining's of Collierville Subdivision, Stratton Heights Subdivision, Freed Subdivision, and Homewood Place Subdivision. Except for Freed Subdivision, all are zoned TN.

BACKGROUND:

- The existing single-family dwelling, constructed in 1915, is approximately 1,984 square feet in size.
- No major renovations have been made to the property since its original construction.
- Carson and Jennie Looney purchased the property in December of 2019.

KEY POINTS: 1. The TN Zoning District allows for smaller setbacks than R-1 (see Exhibit 9). The placement of the new dwelling on the lot and its relationship to other structures on the block will be reviewed by the HDC.

- 2. A rezoning to TN will further the goals of the 2010 Downtown Collierville Small Area Plan.**
 - Special Area 4, the Traditional Neighborhood Character Area, envisions single-family residential development along Natchez Street (see Exhibit 8).
 - The 2040 Land Use Plan says infill residential densities of 2.01 - 2.50 DUA (gross) are appropriate on this block.
 - If rezoned to TN and only one dwelling is on the subject property, the gross density of the intended development (Exhibit 6) will be 2.6 du/ac, just over the maximum density recommended.
 - The rezoning to TN is consistent (see Grounds - Exhibits 5 and 8) with the recommendations of the Downtown Collierville Small Area Plan.
- 3. The TN District is intended to provide for infill residential development compatible with the existing character of Downtown Collierville and to preserve the historic fabric of the Town.**
 - The TN District has "form based" bulk requirements (setbacks, height, lot size, etc.) especially

designed to allow the type of development envisioned by the Downtown Plan.

- The TN Zoning District allows a variety of housing options and densities while encouraging compact development. Attached dwellings are not appropriate for Special Area 4; however, accessory dwelling units (ADUs) are permitted in TN Districts through the Conditional Use Permit (CUP) process.
- New single-family homes constructed in the TN District must comply with the Single-Family Design Standards (Exhibit 9), which are intended to produce dwelling types similar to recent new dwellings to the east of the Town Square, such as Stratton Heights, Homewood Place, and The Twining's.

4. A comparison of zoning standards highlights the differences between the districts in terms of lot size, lot width, and required yard setbacks (see Exhibit 9).

- The existing R-1 Zoning requires a minimum lot size of 15,000 square feet, lot width of 100 feet, 40 feet front setbacks, 25-foot total side yard setback, and 30-foot rear setback.
- The TN (Street-Loaded Lots) zoning requires a minimum lot size of 6,000 square feet, a minimum lot width of 50 feet, front setbacks ranging from 25 to 40 feet, a minimum side yard setback of 5 feet, and a minimum rear yard setback of 20 feet. The HDC could require greater setbacks during the Certificate of Appropriateness process to ensure compatibility with historic building placements on this block.
- The current lot width is about 87 feet wide, which meets the TN bulk requirements for a street-loaded lot. It is not wide enough to be subdivided into multiple street-loaded lots under the proposed TN zoning standards.

5. Traffic impacts will not increase since the use is intended to remain as one (1) single-family dwelling.

6. Water and sewer demand will not increase since the new dwelling resulting from the rezoning will replace an existing dwelling already receiving water and sewer services from the Town.

NEXT STEPS:

- **Rezoning Process Continues:** The Board of Mayor and Aldermen must approve an Ordinance 2026-04 to rezone the property on three separate readings, with the second reading being a public hearing. The second reading/public hearing is tentatively scheduled for June 8, 2026.
- **Historic District Commission (HDC):** The applicant must obtain a Certificate of Appropriateness (CofA) from the HDC to demolish the current dwelling on the property and for any new structures (dwelling, accessory structures, fencing, etc.)
- **Demo Permits:** The developer must obtain demolition permits from the Codes Division before existing structures can be demolished.
- **Building Permits:** Staff will review permits for new single-family home for compliance with the Single-Family Design Standards in § 151.210 of the Zoning Ordinance (Exhibit 9) and any HDC conditions.

STAFF RECOMMENDATION: Approval of the rezoning request is recommended, as rezoning the property to TN is consistent with the grounds to amend the Zoning Map and helps to further implement the Downtown Collierville Small Area Plan.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map and Contact Information \(4.21.26\) .pdf](#)

[Exhibit 2 - Cover Letter and Rezoning Test \(03.31.26\).pdf](#)

[Exhibit 3 - Existing Land Use Map \(12.31.25\).pdf](#)

Exhibit 4 - Ordinance 2026-04, with attachments .pdf
Exhibit 5 - Staff Analysis to Grounds for an Amendment (4.21.26) .pdf
Exhibit 6 - 2040 Plan Place Type Map .pdf
Exhibit 7 - 2040 Land Use Plan - Place Type Excerpts .pdf
Exhibit 8 - 2010 Downtown Collierville Small Area Plan.pdf
Exhibit 9 - Single Family Design Standards.pdf
Exhibit 10 - Property Survey (03.31.26).pdf

PROPOSED MOTION: To recommend approval of Ordinance 2026-04 (Exhibit 4).