

REPORT TO THE PLANNING COMMISSION

MEETING DATE: November 6, 2025

SUBJECT: Case #252357 - MLGW Hybrid Energy Site - Request approval of a Conditional Use Permit (CUP) for an electric production facility

INTRODUCTION:

- Angel Bailey, on behalf of Memphis Light, Gas and Water (MLGW) is requesting a CUP for an energy production facility. The request is for (6) separate tracts totaling 392 +/- acres.
- The property, located north of State Route 385 (SR385), south of Winchester Road, east of the City of Germantown, and west of Houston Levee Road. (see Exhibit 1), is owned by MLGW.
- The property is surrounded by other properties in the Town of Collierville zoned FAR: Forest – Agricultural – Residential, R-1: Low Density Residential, R-3: High Density Residential, and SCC: Shipping Center Commercial (see Exhibit 2). Adjacent Germantown zoning districts include R-E: Residential Estate and T5: Urban Center. A residential neighborhood to the north is zoned T-4: General Urban.
- Nearby developments include Gallina Centro Planned Development (PD), The Parke PD, and Ironwood PD. Residential Uses exist or are planned in some of the developments.

BACKGROUND:

- A separate application for rezoning the property from MPO: Medical Office Professional to RI: Restricted Industrial is currently pending (Ordinance 2025-11). It must be adopted for this property to be eligible for a CUP for an energy production facility.
- In 1999, approximately 370 acres were transferred from Gallina Richard A Etal to MLGW, and approximately 22 acres were also transferred from the State of Tennessee to MLGW, both by deeds recorded in the land records of Shelby County.
- Since the land transfer in 1999, the property has remained largely undeveloped, with ownership held by MLGW; however, an existing MLGW substation was built on the northern portion of the property.

KEY POINTS:

1. The applicant initiated the rezoning of six (6) parcel tracts totaling 369 +/- acres from MPO: Medical- Professional- Office to RI: Restricted Industrial and is requesting for a (CUP).

- Solar farms are not expressively listed in the Zoning Ordinance, but they can be classified as a Gas or Electric Production or Treatment Facility.
- Gas or Energy Production Facilities are only allowed in the RI and GI: General Industrial Districts through the CUP process since it is not permitted by right.

2. A large-scale solar energy facility warrants careful review to ensure potential impacts related to visual character, stormwater management, traffic, and environmental resources are appropriately mitigated, and the proposed use is compatible with surrounding land uses and consistent with the intent of the zoning district.

- Wetlands are present on the property and may require environmental review and permitting prior to site disturbance.
- The site is located adjacent to The Parke Planned Development (PD), which allow residential, retail, and institutional uses (i.e. churches and schools).

- The property directly abuts vacant properties and nonresidential uses within the City of Germantown.
- The applicant states no new roads will be installed other than a private gravel access road for ongoing maintenance and operation of the solar facility. Gravel drives are only allowed in the GI district. The Fire Marshal will review any proposed drives through the site plan process.
- The site has two existing access points for ingress and egress. No new access drives will be permitted unless approved by the Town Traffic Engineer.

3. MLGW submitted a non-binding conceptual site plan along with photo examples of solar panels and battery storage. (see Exhibit 5).

- The concept consists of the plans for solar panel placement but does not include placement for the battery storage system.
- At the site plan stage, staff will review the proposed as grading, fire safety plan, buffer, and setbacks.
- The height and ground cover for the solar panels have not been specified.
- The subject property contains several existing trees, which should be saved along the perimeter in buffers to mitigate any impacts to adjacent properties. The facility should also be screened from public streets (see conditions in Exhibit 2).

4. The southernmost portions of the subject property are impacted by the floodplain and floodway along Nonconnah Creek, limiting development protentional on those portions of the site.

- Stormwater calculations and the need for detention will be evaluated for any development applications for the subject property.
- TDEC will review the construction drawings as well before the permits are issued.

5. Town water and sewer service are available to the subject property. A Water and/or Sewer Availability request will be reviewed for any development applications for the subject property.

STAFF RECOMMENDATION:

Staff recommends approval of Conditional Use Permit (CUP) for the solar farm energy production site, subject to the conditions of approval, if the property is rezoned to RI. The applicants have demonstrated the use and existing site design could be made compatible with surrounding development and minimize any adverse impacts to adjacent property. The request is consistent with the Grounds for Issuance of a CUP (Exhibit 3).

ATTACHMENTS:

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

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

[Exhibit 3 - City of Collierville CUP Letter 10.20.25 \(2\).pdf](#)

[Exhibit 4 - Example Images Solar Battery.pdf](#)

[Exhibit 5 - Letter to ToC Regarding MLGW Rezoning CUP requests 2025.09.10.pdf](#)

PROPOSED MOTION: To recommend the approval of the Conditional Use Permit (CUP) for an electric production facility subject to Exhibit 2.