REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: November 9, 2026

FROM: Donquetta M. Singleton, AICP, Assistant Town Planner

SUBJECT: Resolution 2026-28 **- Public Hearing -** Evans Property - A Resolution to Amend the Collierville 2040 Land Use Plan Related to the Applicable Place Types and the Maximum Gross Residential Density Map, for a 4.0-Acre+/- Tract, Located on the South Side of E. Holmes Road and West of Center Hill Road at 9415 E. Holmes Road

INTRODUCTION:
Property owner, Brenda Evans, is requesting an amendment to the Collierville 2040 Land Use Plan for 4.0 acres+/- located at 9415 E. Holmes Road (see Exhibits 2 & 5). Resolution 2026-28 would amend the Collierville 2040 Land Use Plan's Place Type Map by changing the current Future Place Type from Agricultural/Rural/Residential to Estate Residential. The resolution would also amend the maximum gross density from 0.01 - 0.50 dwelling units per acre (DUA) to 0.51 - 1.50 DUA. The entire tract contains 82.09 acres which includes 0.648-acres+/- of Green Corridor Place Type.

BACKGROUND:
The subject property was annexed into the Town on December 28, 2011, and is currently used for residential and agricultural purposes. The Town discovered the original tract at 9415 E. Holmes Road was deeded off into four (4) separate lots when new address assignments were submitted from Memphis Light Gas & Water (MLGW) (see Exhibit 3). A subdivision plat was required per state law and the subdivision regulations but was not submitted for review. The tracts created violate the FAR: Forest-Agricultural-Residential bulk requirements (i.e. lot width, building setbacks and lot size). The applicant and staff held a Pre-Application meeting to discuss solutions and next steps on July 28, 2026. A concurrent proposed Zoning Map Amendment (Ordinance 2026-11) for the subject property was recommended by the Planning Commission (PC) on October 1, 2026. Like the Land Use Plan amendment, the proposed rezoning from FAR to R-L1: Large Lot Residential (1 acre minimum) will only apply to the four (4) acres in the northwest corner of the property, while the remainder of the property will remain FAR. The PC approved the amendment to the Land Use Plan as PC Resolution 2026-A on October 1, 2026, and transmitted it to the BMA for adoption as Resolution 2026-28.

DISCUSSION:
1. The request to amend the 2040 Land Use Plan would change the Place Type for part of the 82.09-acre tract (4.0 acres) located at 9415 E. Holmes Road from Agricultural/Rural/Residential to Estate Residential (see Exhibit 2).

- The Agricultural/Rural Residential Place Type is characterized by agricultural uses, large-lot single-family homes, abundant open space, and a rural development pattern with significant separation between buildings. New residential development is generally encouraged on large lots, typically 5 acres or more, while maintaining the rural and agricultural character
- The 2040 Plan says the Estate Residential Place Type is, "characterized by an open and rural appearance with a great degree of separation between both buildings and the main roads serving them, which are also typically rural in design…Estate residential areas primarily consist of single-

family homes on large lots that are 2 acres or greater in size." (see Exhibit 8).

- The 2040 Plan goes on to state Estate Residential Place Types generally have open space elements such as protected natural areas, parks, greenbelts and stream corridors.
- The 2040 Land Use Plan states FAR (5 acres minimum lot size) and R-L (2 acres minimum lot size) are the most appropriate zoning districts to implement the Estate Residential Place Type policies; however, the applicant's rezoning request is for R-L1.
- Although the applicant's companion rezoning request (Ordinance 2026-11) is for R-L1, which has a minimum lot size of 1 acre, the applicant cannot create lots smaller than 2 acres as the Shelby County Health Department requires lots on septic tank to be a minimum of 2 acres (see Exhibit 7).

2. The residential density for the Estate Residential Place ranges from 1.0 to 2.1 DUA per the Collierville 2040 Land Use Plan (see Exhibits 6 & 8).

- Currently, the entire property is 82.09 acres with two (2) existing homes, equaling approximately 0.02 DUA. The property is currently designated to have a maximum gross density of 0.01- 0.50 DUA.
- The owner is proposing 2 lots, each approximately 2 acres in size. With one home on each 2-acre lot, the density would be 0.50 dwelling units per acre, which is still within the property's current 0.01- 0.50 DUA designation and does not exceed the proposed density of 0.51 - 1.50.

3. This portion of East Holmes Road has not experienced much change since it was annexed into the Town of Collierville and the character generally remains rural and agricultural.

- The tract was annexed into the Town of Collierville in 2011 along with other adjacent properties, after the 2040 Plan was adopted. The area was given the place types of Green Corridor/Infrastructure, Agricultural/Rural/Residential and Estate Residential (see Exhibit 4).
- To the east of the subject property (approximately 2.50 miles), the Board of Mayor and Aldermen (BMA) approved a request to rezone 10748 E. Holmes Road from FAR: Forest Agricultural Residential to R-L1: Large Lot/Estate (Ordinance 2024-08). After the rezoning was adopted, a 3-lot residential subdivision was also approved.

4. The Town's Traffic Engineer does not have concerns regarding traffic, based on an increase of only two (2) dwellings and adequate capacity on adjacent roadways. However, right-of-way dedication will be required along E. Holmes Road with the Preliminary Subdivision Plat and Construction Drawings.

5. The applicant submitted a Water/Sewer Availability form. The current dwelling is on septic and not connected to Town sewer; however, it is connected to the Town's water system which Public Utilities states has sufficient capacity to accommodate this site. Town sewer is not in this area and there are no plans to extend sewer to this area in foreseeable future.

6. A drainage report will be required to be submitted with the Preliminary Subdivision Plat and Construction Drawings for the future subdivision.

STAFF RECOMMENDATION: Staff recommends approval of Resolution 2026-28 as the proposed density of 0.51 -1.50 dwelling units per acre (DUA) does not exceed the expected density of the Estate Residential Place Type (1.0 - 2.1 DUA) based on the Collierville 2040 Land Use Plan. The presence of a septic tank on the planned lots will ensure a 2.0-acre minimum lot size as recommended by the Estate Residential Place Type. Similarly sized lots with septic systems, also are designated with the Estate Residential Place Type, can also be found to the northwest of the subject property.

ATTACHMENTS:
Exhibit 1 - Vicinity Map & Contact Information - 9-16-26.pdf
Exhibit 2 - Cover Letter - 8-6-26.pdf
Exhibit 3 - E. Holmes Subdivision Letter - 4-23-26.pdf
Exhibit 4 - Existing Zoning, Place Type & Density Maps - 9-23-26.pdf
Exhibit 5 - Resolution 2026-28 with Attachments 10.30.26.pdf
Exhibit 6 - 2040 Land Use Plan Comparison Table - 9-25-26.pdf
Exhibit 7 - Plot Plan - 8-6-26.pdf
Exhibit 8 - Collierville 2040 Plan Place Type Excerpts.pdf

PROPOSED MOTION:
To approve Resolution 2026-28 (Exhibit 5) to amend the Collierville 2040 Land Use Plan.

Board Action: Motion By_____ **Seconded By**_____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						