

REPORT TO THE PLANNING COMMISSION

MEETING DATE: November 5, 2026

SUBJECT: Case #224306 - Hinton Preserve Planned Development (PD) - Revised Preliminary Subdivision Plat, Phases 1-3

INTRODUCTION:

- McCarty Granberry (Josh Hankins, AICP), on behalf of Magnolia Homes, Inc (Reggie Garner), is requesting approval of the revisions to the Preliminary Plat for all three (3) phases of the Hinton Preserve PD.
- The 44.85-acre property, located on the west side of Fleming Road and south of E. Shelby Drive (see Exhibit 1), is intended to be developed with 84 single-family lots.
- The PD will be a mixture of zoning with 79 lots zoned R-1: Low Density Residential and five (5) lots, with frontage and access directly from Fleming Road, zoned R-25: Low Density Residential.
- The PD will be gated with an internal network of private roads and sidewalks remaining open to the public during the day. These hours will be consistent with the hours Hinton Park is open.
- The revised Final Subdivision Plat will be reviewed by the Planning Commission on November 5, 2026.

BACKGROUND:

- The preliminary plat for Phase 1-3 was approved by the Planning Commission (PC) in 2023. The final plat for Phase 1 was approved by the PC in March 2026.
- The applicants applied for a PD Amendment to transfer ownership of the internal roads from public to private, allowing the neighborhood to be gated. The Board of Mayor and Alderman (BMA) approved the amendment in July 2026 (see Exhibit 6).
- The Development Agreement will be amended to account for the private roads and will include language supporting the long-term maintenance of the private infrastructure within the PD. The water and sewer utilities will remain public.

KEY POINTS:

1. The subdivision design is substantially consistent with the layout approved in 2023 with the exception of the private roads (see Exhibits 3 and 4).

- The preliminary subdivision plat is for all three (3) phases, but separate final subdivision plats will be submitted for each phase.
- The subdivision will have five (5) R-25 lots fronting on Fleming Road with individual driveways access and 79 R-1 lots with frontage and driveways internal to the site.

2. The anticipated traffic generation provided by the applicant (see Exhibit 5) shows the proposed development will have impacts on the surrounding road network. Improvements to Fleming Road will be needed.

- The current average daily traffic (ADT) for Fleming Road at this location is 685 vehicle trips per day, according to data collected by the Tennessee Department of Transportation (TDOT).
- The ADT for this subdivision is expected to be 895 vehicle trips per day, an increase of 30% along Fleming Road.
- Fleming Road, at this location, is currently rural but must be improved per the 2023 Development Agreement. Developers are required to improve their road frontages per the Major Road Plan and

the Subdivision Regulations.

- A street connection to Trail Ridge Drive is still planned but it will be gated.

3. The roads, sidewalks and stormwater infrastructure within the PD will be private while the water and sewer utilities will be public (see Exhibit 4).

- The internal private roads will be 31-feet wide with a 10.5-foot pedestrian and utility easement. Gates will be installed at the Fleming Road and the Trail Ridge Drive intersections.
- Signs will be installed stating when the gates are closed every night. The closure hours will coordinate with the hours Hinton Park is closed. If the park's hours ever change, the gates' automatic closure mechanism and the signs will need to be changed to reflect the new hours within 30 days of the notice of the time change by the Town of Collierville.
- All of the private rights-of-way will also have public sewer and water easements.
- The Town Attorney is reviewing the updated HOA regulations to ensure the long-term maintenance of the private streets by the HOA.

4. Sewer flow estimates have been provided to and reviewed by Public Utilities.

- Improvements may be needed to the existing lift station to be able to handle the additional sewer flows from this development.
- Public Utilities will determine what upgrades and the developer responsibilities, if any, are needed for capacity issues to the existing lift station, after Phase 1 has been built.

STAFF RECOMMENDATION: Approval of the revised Preliminary Subdivision Plat is recommended, as it is generally consistent with the Town's Zoning Ordinance, Subdivision Regulations, and the revised Hinton Preserve Outline Plan.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map 04-05-2026](#)

[Exhibit 2 - Example Conditions of Approval 11-5-2026](#)

[Exhibit 3 - Applicant's Cover letter 9-25-2026](#)

[Exhibit 4 - Plat and Excerpt from Construction Drawings 09-2026](#)

[Exhibit 5 - Traffic Generation Letter 12-15-2022](#)

[Exhibit 6 - BMA Meeting Minutes 7-13- 2026](#)

PROPOSED MOTION: To approve the revisions to the Preliminary Subdivision Plat for Hinton Preserve PD Subdivision for Phases 1, 2, and 3 to allow for an 84-lot single-family detached subdivision on 44.85 acres, subject to the conditions of approval in Exhibit 2.