

REPORT TO THE PLANNING COMMISSION

MEETING DATE: September 3, 2026

SUBJECT: Byhalia Commons PD, Area 2, Lot 2 – Request approval of a Final Subdivision Plat (Major) for one (1) lot on 36.64 acres, located at the northwest corner of Collierville Road and Byhalia Road

INTRODUCTION:

- The applicant, Cory Brady (Integrated Land Solutions), on behalf of two (2) property owners (Vince Smith & Chuck Hutton Leasing Co.), is requesting approval of a Final Plat for one (1) lot and Future Development Tracts.
- The property is located south of State Route 385, west of Byhalia Road, and north of Collierville Road.
- The PD's underlying zoning for the subject property is SCC: Shopping Center Commercial.

BACKGROUND:

- The Byhalia Commons PD was initially approved by the Board of Mayor and Aldermen (BMA) in 2010 and has had several amendments.
- A Conditional Use Permit (CUP) for a convenience store (Area 1, Lot 1) was approved by the BMA on December 15, 2020. On October 14, 2024, the BMA approved the Final Site Plan and Development Agreement. Construction for the site has commenced.
- Area 1 and the convenience store parcel were deeded off illegally outside of the subdivision process and does not have access to public utilities.
- A Final Plat was approved for the convenience store (Area 1, Lot 1) on May 4, 2023, and an extension was approved on April 4, 2024, but has not been recorded. The Final Plat for the convenience store must be recorded before this plat (Case #261318) can be recorded.
- The Preliminary Site Plan for the first portion of the Market Core (Area 2) was approved by the BMA on November 27, 2023, but a Final Site Plan for the buildings and parking lots has not yet been submitted for review.
- A Minor Amendment to the Outline Plan was approved on November 27, 2023, reducing the landscape buffer width and the front setback along Byhalia Road.

KEY POINTS:

1. The Final Subdivision Plat does not substantially match the previously approved Preliminary Subdivision Plat (see Exhibit 7) because the project is being phased.

- The 2023 Preliminary Plat showed a total of 14 proposed lots, excluding a common open space (COS) lot. The staff report from November 2, 2023, noted the project would be built in phases.
- The pending Final Plat proposes the creation of one (1) lot, one (1) Common Open Space (Regional Detention Pond) and two (2) Future Development Tracts. The Future Development Tracts will need to be included within the overall acreage for Lot 2 (see Exhibit 2, Condition of Approval #9).
- Lot 2 is approximately 36.64 acres while COS A is 3.35 acres.
- The applicant is requesting compliance with nine (9) of the 2023 Preliminary Plat conditions be deferred until a Final Site Plan is submitted for the majority of the Market Core (Area 2) and has agreed to prohibit further subdivision of Lot 2 until a Final Site Plan is submitted (see Exhibit 5).

2. Lot 2 will utilize Byhalia Road, Collierville Road, and Adner Drive for access and connectivity.

- Adner Drive, a 61-foot-wide roadway along the western boundary of Area 2, was substantially constructed in 2023 to serve the coordinated development of Areas 2 and 3.
- The applicant has contributed towards a proportional share of these roadway construction costs. Final surfacing, striping, landscaping, and right-of-way dedication remain outstanding.
- A traffic light, funded by the Memphis Urban Area Metropolitan Planning Organization (MPO), has been installed at the intersection of Byhalia Road and Collierville Road.

3. There are several required infrastructure improvements currently under construction within a portion of the Market Core (see Exhibits 3 & 4).

- Approximately 290 linear feet of a 10-inch water line and 34 linear feet of a 6-inch water line are being installed.
- Approximately 34 linear feet of an 8-inch sewer line is also being installed.
- Approximately 230 linear feet of a shared private drive shown on the Market Core site plan is currently under construction.
- These improvements will serve the Area 1, Lot 1 convenience store and provide stubs for future Area 2 development.
- The Town recognizes these infrastructure improvements currently under construction as satisfying the vesting requirements for the Market Core Preliminary Site Plan and Preliminary Plat (see Exhibits 3, 4 & 6).

4. The Regional Stormwater Detention Basin (within Common Open Space A) will be constructed during the grading of Areas 1 and 2.

- The Regional Retention Basin (3.35 acres) will manage stormwater runoff from Area 1, nearly all of Area 2, and a small portion of Area 4 of the Byhalia Commons PD.
- The basin is designed as a wet pond and will be located near the northeast corner of the PD, southwest of the State Route 385 and Byhalia Road intersection.

STAFF RECOMMENDATION: Staff recommends approval of the Final Subdivision Plat as it will meet the Zoning Ordinance and the Town's Subdivision Regulations once the conditions in Exhibit 2 are addressed. Delaying certain conditions of the Preliminary Plat until a site plan is provided for Lot 2 is appropriate.

ATTACHMENTS:

[Exhibit 1 Vicinity Map & Contact Info 8.25.26.pdf](#)

[Exhibit 2 Conditions of Approval 8.28.26.pdf](#)

[Exhibit 3 Cover Letter 8.12.26.pdf](#)

[Exhibit 4 Applicant's Supporting Documents 6.15.26.pdf](#)

[Exhibit 5 PC Preliminary Plat Addressed Comments 11.3.23.pdf](#)

[Exhibit 6 Market Core Site Plan Expiration & Vesting Letter 8.26.26.pdf](#)

[Exhibit 7 Final Plat 8.12.26.pdf](#)

[Exhibit 8 Public Comment 8.5.26.pdf](#)

PROPOSED MOTION: To approve the Final Plat for the Byhalia Commons PD, Area 2, Lot 2 subject to the conditions in Exhibit 2.