

## REPORT TO THE PLANNING COMMISSION

**MEETING DATE:** September 4, 2025

**SUBJECT:**

Case #251937 - McCandless Subdivision - Request approval of a Final Subdivision Plat for a 3-lot, single-family subdivision on 9.57 acres located north of East Holmes Road and east of Fleming Road

**INTRODUCTION:**

- Wesley Ashworth (Ashworth Engineering), on behalf of the property owner (Jerry McCandless), requests approval of a Final Subdivision Plat for three (3) lots.
- The 9.57-acre property is located north of East Holmes Road and east of Fleming Road (see Exhibit 1).
- The subject property is zoned R-L: Large Lot/Estate and surrounded by other properties zoned FAR: Forest Agricultural Residential.

**BACKGROUND:**

- An existing house on the subject property was built in 1964 and was annexed into the Town on November 28, 2011.
- On January 13, 2025, the Board of Mayor and Aldermen (BMA) approved a request to rezone the subject property from FAR: Forest Agricultural Residential to R-L: Large Lot/Estate (Ordinance 2024-08).
- On February 6, 2025, the Preliminary Subdivision Plat was approved by the Planning Commission.

**KEY POINTS:**

**1. The Final Plat is materially consistent with the Preliminary Plat layout. Notable features include the following:**

- The subject property will be subdivided into three (3) lots and each lot will be at least two (2) acres (see Exhibits 3 & 4).
- The 9.57-acre lot has an existing dwelling with garages and barns.
- Lots 2 and 3 will meet the bulk requirements for the R-L: Large Lot/Estate zoning district with a 60-foot front yard setback, 50-foot (100 feet total) side yard setback and a 50-foot rear yard setback (see Exhibit 4).
- Lot 1 will not meet the 60-foot front yard setback since the existing home was built in 1964 and later annexed into the Town. However, Lot 1 also did not meet the setbacks for the previous zoning district of FAR.
- There is no Common Open Space (COS) proposed with this development and there will be no Homeowner's Association.

**2. The Town regulates the removal of trees over eight (8) inches in diameter for all single-family lots over 1 acre.**

- The 9.57-acre site will be required to provide a minimum of 77 trees to meet the tree planting requirements. These trees will need to be planted before the Certificate of Occupancy is issued for the houses. Following construction, remaining trees can count towards this requirement, with specimen trees counting as three (3) trees.

- Based on the number of trees on site and the weighted equivalent, there is a surplus of trees for the development.
- Any trees over eight (8) inches in diameter removed from any three (3) lots will require approval from the Planning Division.

**3. The applicant is dedicating with this plat the right-of-way along both East Holmes Road and Fleming Road to comply with the Major Road Plan. (see Exhibit 3).**

**4. The applicant was granted a waiver from the Subdivision Regulations and is not required to construct road improvements (roads, gutters and sidewalks) (see Exhibit 3).**

**5. On-site detention will not be required.**

**6. Public sewer is not currently available to the subject property. Septic systems approved by the Shelby County Health Department will be required for the lots to be developable for single-family homes. However, the homes will be required to connect to the Town's water system.**

**STAFF RECOMMENDATION:** Staff recommends approval of this Final Subdivision Plat, finding the request is materially consistent with the approved Preliminary Subdivision Plat and complies with applicable Town Regulations once conditions of approval in Exhibit 2 have been met.

**ATTACHMENTS:**

[Exhibit 1 Vicinity Map 7.13.25.pdf](#)

[Exhibit 2 Conditions of Approval 8.27.25.pdf](#)

[Exhibit 3 Cover Letter 7.15.25.pdf](#)

[Exhibit 4 Final Subdivision Plat 7.15.25.pdf](#)

**PROPOSED MOTION:**

To approve the McCandless Final Subdivision Plat for three (3) residential lots on 9.57 acres, located north of East Holmes Road and east of Fleming Road, subject to the conditions in Exhibit 2.

**CONTACT INFORMATION:**

**Applicant**

Wesley Ashworth  
Ashworth Engineering  
10815 Collierville Road  
Collierville, TN 38017  
901-414-8767  
wesley@ashworthengineering.com

**Property Owner**

Jerry McCandless  
10748 Holmes Road  
Collierville, TN 38017  
901-359-6546  
lisagmurray@aol.com

**Project Planner**

Nandita Banik  
Town of Collierville

500 Poplar View Parkway  
Collierville, TN 38017  
901-457-2302  
[nbanik@collierville.tn.gov](mailto:nbanik@collierville.tn.gov)