REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: November 23, 2026

FROM: Joe Baine Colvert, Planner I

SUBJECT: Ordinance 2026-11 **- Third and Final Reading -** An Ordinance Amending the Official Zoning Map of the Town of Collierville by Rezoning Approximately 4 +/- Acres from FAR: Forest Agricultural Residential to R-L1: Large Lot Residential, Located at 9415 East Holmes Road, Case #261909

INTRODUCTION:
The applicant/property owner, Brenda Evans, requests approval from the Board of Mayor and Aldermen (BMA) for the rezoning of the subject property. The property owner intends to subdivide the lot to create two (2) new single-family, two (2) acre lots, each measuring 150 x 580.82 feet at a later date (see Exhibit 8). The property is surrounded by other parcels zoned FAR. However, to the immediate northwest, the parcels are zoned R-L1 along Holmes Road and along Forest Wind Drive.

BACKGROUND:
The subject property was annexed into the Town on December 28, 2011. 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 9). A concurrent Land Use Plan Amendment for the same four (4) acres was approved by the Planning Commission (PC) on October 1, 2026. On October 1, 2026, the PC also recommended approval of the rezoning to R-L1 in a 7 to 2 vote. The BMA passed the first reading of Ordinance 2026-11 on October 26, 2026, and the second reading on November 9, 2026, after holding a public hearing. The 2040 Plan Place Type is Estate Residential per a recent Land Use Plan Amendment for the four (4) acres in the northwest corner of the property. The remainder of the property stayed Agricultural Rural on the 2040 Plan Place Type Map. A separate Preliminary Subdivision Plat will be required to create the two (2) new lots and a future development tract.

DISCUSSION:
1. The 4-acre portion of the subject property will be subdivided into two (2) R-L1: Large Lot Residential (1 acre minimum) (see Exhibit 8).

- There are currently no structures on these four acres, however, there are two (2) homes, a barn, and a silo on the remaining parcel.
- Both lots will have to comply with the minimum R-L1 bulk requirements, once subdivided at a later date (See Exhibit 11).
- Each lot will be at least two (2) acres because they will require septic tanks.

2. The rezoning to R-L1 is not entirely consistent with the Collierville 2040: Land Use Plan, which indicates the Agricultural/Rural Residential Place Type policies are applicable (see Exhibit 5); however, the applicant has requested a Land Use Plan Amendment to Estate Residential.

- The 2040 Plan says the Agricultural/Rural Residential Place Type is "characterized by agricultural uses, homesteads associated with agricultural uses and agriculture service businesses located south of SR-385… by an abundance of open space and a great degree of separation

between buildings with limited availability of sewer or other municipally oriented services. Single-family homes not associated with farms have been built in these areas, generally on large lots from five to ten acres"

- 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 that serve them, which are also typically rural in design…Estate residential areas primarily consist of single-family homes on large lots that are two acres or greater in size.”
- The R-L District would not be appropriate for these lots due to the available width and building setbacks.
- R-L1 (1-acre minimum lot size) has been used to implement the Estate Residential Place Type policy when septic tanks (2-acre minimum, per Health Department) but smaller lot widths and building setbacks are appropriate. An example is the neighborhood to the northwest off Forest Wind Drive

3. The residential density and expected development form for the Estate Residential Place Type based on the Collierville 2040 Land Use Plan ranges from 1.0 to 2.1 dwelling units per acre (DUA) (see Exhibit 7).

- Currently, the entire property is 82.09 acres with two 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 two (2) lots, each approximately two (2) acres in size. With one home on each 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 DUA.

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, per the Major Road Plan for future widening.

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 has sufficient capacity to accommodate this site

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

NEXT STEPS:

- **Preliminary Subdivision Plat & Development Agreement**
- **Final Subdivision Plat**
- **Building Permits**

STAFF RECCOMENDATION: Staff recommends approval of the Ordinance 2026-11, as it is consistent with the Future Land Use Plan (per PC Resolution 2026-A & Resolution 2026-26). Despite R-L1 allowing for a minimum lot size of 1.0 acre, the presence of a septic tank on these lots will ensure a 2.0-acre minimum lot size, which is consistent with the Estate Residential Place Type.

ATTACHMENTS:
Exhibit 1 - Vicinity Map & Contact Information - 9-16-26.pdf
Exhibit 2 - Cover Letter with Grounds for an Amendment - 7-28-26.pdf
Exhibit 3 - Staff Analysis for Grounds for an Amendment 11-16-26.pdf
Exhibit 4 Ordinance 2026-11 with Attachments - 11-9-26.pdf
Exhibit 5 - Existing Land Use - 9-16-26.pdf
Exhibit 6 - 2040 Plan Place Type Map - 9-16-26.pdf
Exhibit 7 - Exerts from 2040 Land Use Plan - 9-21-26.pdf
Exhibit 8 - Proposed Plot Plan - 8-4-2026.pdf
Exhibit 9 - Subdivision Violation Letter - 4-23-26.pdf
Exhibit 10 - Neighborhood Meeting Summary - 8-24-26.pdf
Exhibit 11 - Comparison of Bulk Requirements - 9-23-26.pdf

PROPOSED MOTION:
To approve Ordinance 2026-11 on Third and Final Reading.

Board Action: Motion By_____ Seconded By_____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						