



Town of Collierville

500 Poplar View Parkway • Collierville, TN 38017 • 901-457-2360
www.collierville.tn.gov

Planning Commission – 6:00 PM

Notice is hereby given that the Planning Commission will meet on **Thursday, September 5, 2024** for a regularly scheduled meeting. Accommodations have been made to ensure that the public is still able to participate in the meeting if they do not come in person. For information on how to participate in the meeting if you cannot attend go to: <https://www.collierville.tn.gov/government/town-departments/development/planning/pending-development-applications..> At that time, consideration will be given to the following:

The agenda is subject to change until formal approval by the Board

1 Call to order

2 Pledge of Allegiance

3 Roll Call

4 Approval of Minutes

4.a August 1, 2024
[Minutes](#)

5 Approval of Agenda Additions/deletions

6 Citizen Comments

7 Approval of Consent Agenda

8 Formal Agenda

8.a [Case #242954 – Resolution 2024-B – \(Public Hearing\) – Request approval of an amendment to the Collierville 2040 Land Use Plan related to the applicable Place Types and the maximum gross residential density for a 46.31-acre+/- portion of the 252.58-acre tract located on the west side of Houston Levee Road, north of State Route 385, known as The Parke at Houston Levee Planned Development Northern Expansion.](#)
[Applicant: McCarty Granberry Engineering \(John McCarty\)](#)
[Property Owner: Crews Development \(Jason Crews\)](#)
[Project Planner: Josh Hankins](#)
[Exhibit 1 - Location Map \(8-30-24\).pdf](#)
[Exhibit 2 - Site Photo \(7-10-24\).pdf](#)
[Exhibit 3 - Cover Letter \(7-10-24\).pdf](#)
[Exhibit 4 - Traffic Letter \(7-8-24\).pdf](#)
[Exhibit 5 - The Parke PD Pattern Book Excerpt \(12-7-22\).pdf](#)

Exhibit 6 - Example Lot Layout (7-10-24).pdf
Exhibit 7 - 2040 Plan Mixed Use Plan Type (2017).pdf
Exhibit 8 - Existing 2040 Place Types (8-27-24).pdf
Exhibit 9 - Existing Zoning (8-27-24).pdf
Exhibit 10 - Resolution 2024-B (8-30-24).pdf

- 8.b Case #241966 - Schilling Farms PD, Phase 77 (Dutch Bros Coffee) - Request approval of a Preliminary Site Plan Application for a 1,027-square foot retail building with a drive-through located west of Schilling Boulevard East and on the south side of Poplar Avenue.
Applicant: Palmetto Collierville-West Poplar Avenue, LLC
Design Professional: Pickering Firm, Inc. (Harvey Matheny)
Property Owner: Schilling Farms LLC (Lesley Harding Binkley III)
Project Planner: Maria De Mesa
Exhibit 1 - Vicinity Map (8-1-24).pdf
Exhibit 2 - Conditions of Approval and Next Steps (8-30-24).pdf
Exhibit 3 - Applicant Cover Letter (7-30-2024).pdf
Exhibit 4 - Dutch Bros Coffee Traffic Study Executive Summary (5-31-24).pdf
Exhibit 5 - Town Traffic Engineer's Comments with applicant's responses (7-30-24).pdf
Exhibit 6 - Stormwater Drainage Summary Excerpt (5-31-2024).pdf
Exhibit 7 - Dutch Bros Preliminary Site Plan Package (7-30-24).pdf
- 8.c Case #242189 – Price Farm PD, Area 1 (Morrison Village) – Request approval of a Preliminary Site Plan for a mixed-use development with 100 attached (multi-family) dwellings, 25,760 square feet of retail space, and 8 live-work units on 13.23-acres located southeast of the Shea Road and Houston Levee Road intersection.
Applicant: Kimley-Horn & Associates (Mike Hammond)
Property Owner: WT Price LP (Les Binkley)
Project Planner: Josh Hankins
Exhibit 1 - Location Map (8-6-24).pdf
Exhibit 2 - PC Conditions of Approval Final (8-30-24).pdf
Exhibit 3 - DRC Conditions of Approval Final (8-30-24).pdf
Exhibit 4 - Cover Letter (7-30-24).pdf
Exhibit 5 - Preliminary Site Plan (7-30-24).pdf
Exhibit 6 - Elevations (7-30-24).pdf
Exhibit 7 - Traffic Impact Study Executive Summary (6-14-24).pdf
Exhibit 8 - Detention Relief Letter (6-14-24).pdf
Exhibit 9 - Final Plat (7-30-24).pdf
Exhibit 10 - Facade Masonry Percentages Updated (8-22-24).pdf
Exhibit 11 - Stand-alone Apartment Summary and Map (8-8-30).pdf
- 8.d Case #241834 – Price Farm PD, Area 2, Parcel 1B (Convenience Store) – Request approval of a Conditional Use Permit (CUP) for a convenience store/service station with a carwash on 1.5-acres located northeast of the Shelby Drive and Houston Levee Road intersection.
Applicant: Anwar Aman
Design Professional: Property Solutions (Mark Underwood)
Property Owner: Edwards Realty Company (Ramzi Hassan)
Project Planner: Josh Hankins
Exhibit 1 - Location Map (8-6-24).pdf
Exhibit 2 - Conditions of Approval (8-30-24).pdf
Exhibit 3 - Cover Letter (5-22-24).pdf

Exhibit 4 - Staff Analysis (8-30-24).pdf
Exhibit 5 - Traffic Impact Study Executive Summary (5-22-24).pdf
Exhibit 6 - Conceptual Lot Layout (5-22-24).pdf
Exhibit 7 - Convenience Stores Map (8-30-24).pdf
Exhibit 8 - 1,000 Foot Buffer Map (5-16-24).pdf
Exhibit 9 - Public Comment (8-29-24).pdf

9 Other Business

10 Adjournment

The Town of Collierville does not discriminate on the basis of race, color, national origin, age, sex or disability in its hiring and employment practices, or in admission to, access to, or operation of its programs, the Civil Rights Act of 1964 (42 U.S.C. 200d) and the Americans with Disabilities Act of 1990, Pub. L 101- 336. If you need accommodations, please call 457-2212.