



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 **Tuesday, July 8, 2025** 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 June 5, 2025
[Minutes](#)
- 5 **Approval of Agenda Additions/deletions**
- 6 **Citizen Comments**
- 7 **Approval of Consent Agenda**
 - 7.a [Case #251428 - Lockwood PD Subdivision, Phases 5 & 6 - Request approval of a Final Subdivision Plat for 30 single-family residential lots on 6.66 acres located south of Shelby Drive on the east side of Houston Levee Road.](#)
[Applicant: McGuire Engineering, LLC \(Mark McGuire\)](#)
[Property Owner: RDKK Holdings, LLC \(Keith Grant\)](#)
[Project Planner: Nandita Banik](#)
[Exhibit 1 - Vicinity Map 6.26.25.pdf](#)
[Exhibit 2 - Conditions of Approval 6.26.25.pdf](#)
[Exhibit 3 - Cover Letter 5.23.25.pdf](#)
[Exhibit 4 - Plat Recording Checklist 6.26.25.pdf](#)
[Exhibit 5 - Final Subdivision Plat - May 2025.pdf](#)
- 8 **Formal Agenda**

- 8.a Case #250791 – Resolution 2025-30 – Request approval of a major amendment to The Parke at Houston Levee Planned Development (PD) Outline Plan and Pattern Book for a 194.93-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: HL385 Investments, LLC (Jason Crews)

Project Planner: Maria De Mesa

Exhibit 1 - Vicinity Map 6-3-25.pdf

Exhibit 2 - Applicant Cover Letter 3-24-25.pdf

Exhibit 3 - Ordinance 2025-07.pdf

Exhibit 3a - Existing Zoning.pdf

Exhibit 3b - Proposed Zoning.pdf

Exhibit 3c - Legal Description.pdf

Attachment A - Outline Plan.pdf

Attachment B - Pattern Book.pdf

Exhibit 5 - Staff Analysis for Grounds for an Amendment.pdf

Exhibit 6 - Applicant Drainage Letter 3-25-25.pdf

Exhibit 7 - Traffic Study Executive Summary 5-27-25.pdf

Exhibit 4 - Resolution 2025-30.pdf

Exhibit 8 - Staff Analysis of Traffic Study & Recommendations 6-30-25.pdf

Exhibit 10 - Resolution 2024-26.pdf

Exhibit 9 - Neighborhood Meeting Letter & Sign-in Sheet 6-23-25.pdf

- 8.b Case # 250834 – Ordinance: 2025-07 – The Parke at Houston Levee Planned Development (PD), Area 10, 11 and 12 – Request approval to rezone 10.04 acres from FAR: Forest Agriculture Residential to MU: Mixed Use, 15.65 acres to SCC: Shopping Center Commercial, and 19.89 acres to MPO: Medical Professional Office, located on the west side of Houston Levee Road, north of State Route 385.

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9 Development Updates (new cases, administrative reviews, etc.)

9.a Memo from Staff about new cases, administrative reviews, etc.

[Memo from Staff about new cases, administrative reviews, etc..pdf](#)

10 Other Business

11 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.