

Subdivision of Land

Land subdivision is the first basic step in the process of a community's development. No land shall be subdivided within the corporate limits Collierville until the subdivider submits necessary subdivision infrastructure construction plans and plats to staff, obtains Town approval of such plans and documents, constructs improvements in accordance with the Town's regulations, and records the approved Final Plat with the Shelby County Register.

The subdivision application process occurs through three basic steps:

1st Step: Pre-Application Conference (with staff)

2nd Step: Staff Review of Subdivision Plats and Subdivision Infrastructure Construction Plans

3rd Step: Public Reviews (the Planning Commission approved Preliminary and Final Subdivision Plats, the Board of Mayor and Aldermen Approve Development Agreements for Subdivision Infrastructure)

The term "subdivision" in this context means the division of a tract or parcel of land into two (2) or more lots, sites or other divisions requiring new street or utility construction, or any division of five (5) acres or less for the purpose, whether immediate or future, of sale or building development, and includes resubdivision and when appropriate to the context, relates to the process of resubdivision or to the land or area subdivided. The term "utility construction" contained in the foregoing sentence does not include the mere extension of individual service pipes or lines for the purpose of directly connecting a single lot, site or other division to existing utility mains.

The Town's formally adopted subdivision regulations and the procedures and standards have been adopted by the Planning Commission under authority granted by Tennessee Code Annotated, Sections 13-4-301 through 13-4-309. These regulations are designed to secure a coordinated layout with adequate provisions for traffic, light, air, recreation, transportation, water, drainage, sewer and other services and to promote a distribution of population and traffic which will tend to create conditions favorable to health, safety, convenience and prosperity. The regulations set forth the minimum standards to be adhered to by developers of lands for residential, commercial and industrial uses, and to provide a guide for the Planning Commission and other town officials exercising their duties pertaining to the review, approval and administration of land subdivision development within the jurisdiction of the Town.