

REPORT TO THE PLANNING COMMISSION

SUBJECT: Two separate requests related to the annexation of properties on Sycamore Road:

Resolution 2019-45 (annexation and adoption of a plan of services)

Ordinance 2019-21 (an ordinance to zone the subject property to R-2 Medium Density Residential)

INTRODUCTION:

- The request for annexation, zoning and related Plan of Services for the 32.73 acres located in Collierville’s Reserve Area on the east side of Sycamore Road and south of East Shelby Drive, and to incorporate the same within the corporate boundaries of the Town of Collierville requires the Planning Commission (PC) to make a recommendation to the Board of Mayor and Aldermen (BMA).
- The tentative effective date of the annexation and zoning would be March 1, 2020, if the BMA adopts Resolution 2019-45 and Ordinance 2019-21.
- The property is directly south of the Collierville High School (see Figure 1).

KEY POINTS:

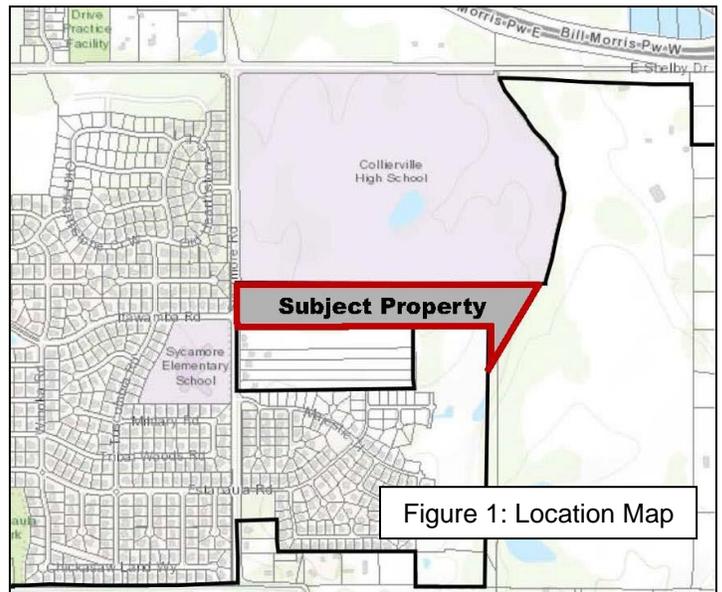
1. This annexation was initiated at the request of property owner who consents to the annexation.

- Tennessee Code Annotated (TCA) 6-51-104(c) allows cities to annex property by resolution (adopted by the BMA in one reading after a PC recommendation) if the property owner consents to the annexation. Otherwise, a referendum would be required.
- The affected property owner has requested the annexation in writing (see Exhibit 7), which eliminates the need for a referendum under State Law.
- The existing land uses (see Exhibit 3) are vacant land, agricultural uses, and county right-of-way for Sycamore Road (rural condition).
- There are no dwellings in the proposed annexation area.

2. The subject property is in the Collierville Reserve Area.

- In 1998, the Tennessee General Assembly passed Public Chapter 1101 (PC 1101 or the Growth Policy Act).
- PC 1101 required that counties and their associated municipalities develop countywide growth plans. These plans established Urban Growth Boundaries (UGBs) for municipalities.

- EXHIBITS**
1. Summary of affected properties (1/3/20)
 2. Resolution 2019-45, with Location Map, Legal Description, and Plan of Services (1/3/20)
 3. Existing Land Use Map (12/31/18)
 4. Collierville 2040 Place Types Map (1/3/20)
 5. Ordinance 2019-21, with attachments (1/3/20)
 6. Grounds for Amendment to the Zoning Map, (1/3/20)
 7. Applicant’s cover letter (11/15/19)
 8. Conceptual Development Plan (10/30/19)



- Collierville calls the unincorporated land within its UGB the “Collierville Reserve Area”.
- Each plan had to be approved by each of the municipalities’ and the county’s governing bodies. Collierville’s Reserve Area was approved in 1999.
- After the subject property is annexed, about 2,173 acres will remain in the Southern Reserve. The Northern Reserve, largely north of the Wolf River, contains around 7,116 acres.

3. Municipal services will be provided to the annexed property pursuant to the Plan of Services.

- A municipality will annex for many reasons, such as to protect or to enhance the municipal tax base, to increase size and population, to ensure unified planning and zoning, to distribute the cost of services more equitably, and/or to ensure orderly future growth in accordance with Town standards.
- State law requires all annexations to include a Plan of Services (POS).
- The POS outlines those services and/or amenities that will be made available to the land being annexed and the timeframe within which services and/or amenities will be provided.
- The nine major benefits of being annexed into Collierville include the basic services listed in Figure 2, which are formally described in the attached POS
- The proposed POS for the subject property can be found as Attachment C to Resolution 2019-45 (see Exhibit 2).
- The POS document must be formally adopted by the BMA via resolution before the annexation can become effective. A public hearing is being planned for February 2020 at Town Hall.
- After January 6, 2020, copies of the POS can be found online at www.collierville.com and posted in three public places: Town Hall (500 Poplar View Pkwy), the Public Library (501 Poplar View Pkwy), and the main offices for Collierville Schools (146 College St).
- As required, a copy of the pending POS will be mailed to the property owner, and a copy has also been posted at the subject property.
- Per TCA 6-51-102, a final draft will be provided to the Shelby County Mayor after adoption by the BMA, and prior to the effective date of the annexation.
- TCA 6-51-121 also requires that the resolution, once adopted, be recorded with the Shelby County Register of Deeds and sent to the State Treasury Comptroller and Shelby County Assessor of Property.

Figure 2 - Nine Major Benefits of Annexation:

1. Municipal Schools;
2. Police Coverage;
3. Fire and Emergency Response;
4. Trash Collection and Curbside Recycling;
5. Library Services;
6. Animal Services;
7. Street Maintenance;
8. Water and Sewer; and
9. Management of stormwater drainage system/drainage ditches.

Other services, such as street lighting, would be provided by the developer. Building and Code inspection services will be provided by the Town on the effective date of annexation.

4. When property is annexed into the Town, it must also be zoned by a separate ordinance.

- Ordinance 2019-21 (Exhibit 5) would zone the entire subject property R-2 Medium Density Residential.
- The County’s zoning designation for the property is Conservation Agriculture (CA) as the property is undeveloped and vacant.
- The request to amend the Official Zoning Map is consistent with the Collierville 2040 Land Use Plan (see Exhibit 4), which shows that the subject area will develop as a Conventional Suburban Neighborhood and will be characterized by low density single family detached houses. The Land Use Plan anticipates that the R-2 Zoning District may be appropriate on a case-by-case basis to serve as a transition in lot size and widths.

- The nonbinding, conceptual development plan (Exhibit 8) shows a gross density of 1.82 dwelling units per acre, less than the range of 2.01 to 2.5 units per acre recommended by the 2040 Plan’s Maximum Gross Residential Density Map.
- The request is also consistent with the grounds to amend the Official Zoning Map (Exhibit 6).
- If adopted by the BMA, both the zoning of the property and annexation will become effective on March 1, 2020.

NEXT STEPS: If the PC recommends approval of the annexation, POS, and zoning, the following are the next procedural steps:

- **Annexation and Plan of Service:** Resolution 2019-45, which will effectuate the annexation and include the required POS, will be considered by the BMA in February 2020, which will also be a public hearing. While ordinances to zone property require three readings, resolutions for annexation where there is property owner consent may be approved by the BMA after only one reading without the need for a referendum.
- **Zoning Process Continues:** Ordinance 2019-21 will require three readings and a public hearing by the BMA before it can become effective. The third and final reading could occur in February 2020.
- **Effective Date:** If both Ordinance 2019-21 and Resolution 2019-45 are adopted by the BMA, the annexation and related zoning will become effective on March 1, 2020, which will allow time for affected public agencies to be notified of the adjustment in Collierville’s Corporate Limits.
- **Subdivision Process: Subdivision:** To create a subdivision, the following steps are required. During this process, issues such as drainage, detention, infrastructure (water, sewer, etc.), sidewalk installation, easements, right-of-way, and restrictive covenants shall be addressed.
 - **Preliminary Subdivision Plat/Subdivision Infrastructure Construction Drawings:** Planning Commission review and approval is required for the subdivision. Subdivision Infrastructure Construction Drawings will be required to be submitted simultaneously with the Preliminary Subdivision Plat for review by the DRT and approval by the Town Engineer. The Design Review Commission (DRC) shall review the common open spaces and the tree mitigation plan for the development. A Development Agreement from the BMA will be required for the construction plans. The applicant should plan to provide private covenants, and these will be reviewed by the staff and the Town Attorney at this stage, and must be recorded along with the final subdivision plat.
 - **Final Subdivision Plat:** To create lots for sale, a Final Subdivision Plat is required. Planning Commission approval is required for three (3) or more lots.

EXAMPLE MOTION #1 (ANNEXATION AND PLAN OF SERVICES): To recommend approval of Resolution 2019-45 (Exhibit 2).

EXAMPLE MOTION #2 (ZONING): To recommend approval of Ordinance 2019-21 (Exhibit 5).

CONTACT INFORMATION:

	Applicant	Owner	Project Planner
Contact:	Kevin Vaughan	Robert Cartwright	Nancy J. Boatwright, AICP
Organization:	Township Development Services	Cartwright Farms Partnership	Planning Division
Address:	1115 Halle Park Circle Collierville, TN 38017	11861 E. Shelby Drive Collierville, TN 38017	500 Poplar View Pkwy. Collierville, TN 38017
Phone:	901-292-3210		901-457-2363
Email:	kvaughan@townshipdev.com		nboatwright@colliervilletn.gov

Summary of Parcels to be Annexed (1/3/20)

Associated Parcel ID	Owner Name(s)	Existing Land Use	Associated Parcel Address	Other Associated Address Points	Associated Subdivision Name	Total Acreage of Parcel	Portion of Parcel Being Annexed
D0258 00407	Cartwright Farms Partnership	Agriculture / Vacant Land	Part of the parcel previously known as 888 Sycamore Road	N/A	N/A	26.141	26.141
D0258 00417	Cartwright Farms Partnership	Agriculture / Vacant Land	11857 E. Shelby Drive (vacant land only to be annexed, unoccupied)	11859 E Shelby Dr 11861 E Shelby Dr 11863 E Shelby Dr 11917 E Shelby Dr 11921 E Shelby Dr	N/A	214.969	6.10

RESOLUTION 2019-45

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF COLLIERVILLE, ANNEXING, AND ADOPTING A PLAN OF SERVICES FOR 32.73, LOCATED IN COLLIERVILLE’S RESERVE AREA ON THE EAST SIDE OF SYCAMORE ROAD AND SOUTH OF EAST SHELBY DRIVE, AND TO INCORPORATE THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE TOWN OF COLLIERVILLE.

WHEREAS, the property owners have provided written consent to the annexation; and,

WHEREAS, the annexation of such territory may be deemed necessary for the welfare of the Town as a whole; and,

WHEREAS, the areas proposed for annexation to the Town are within the Town’s Urban Growth Boundary, as required by law, and are described in Attachment “B” of this Resolution; and,

WHEREAS, Tennessee Code Annotated (TCA), Section 6-51-102, requires that a Plan of Services be adopted by the municipal governing body prior the effective date of the annexation; and,

WHEREAS, on _____, the Collierville Planning Commission recommended the adoption of the Plan of Services, described in Attachment “C” of this Resolution, and annexation of the captioned property by the Town of Collierville; and,

WHEREAS, a Public Hearing before the Board of Mayor and Aldermen for the Town of Collierville was held on _____, pursuant to a notice thereof published in a newspaper of general circulation within the community on _____.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF COLLIERVILLE, TENNESSEE, THAT:

Section 1. In accordance with Tennessee Code Annotated (TCA) Sections 6-51-104 and 6-51-111, there is hereby annexed to the Town of Collierville, Tennessee, and incorporated within the corporate boundaries thereof, the territory described in Attachment B, effective on March 1, 2020;

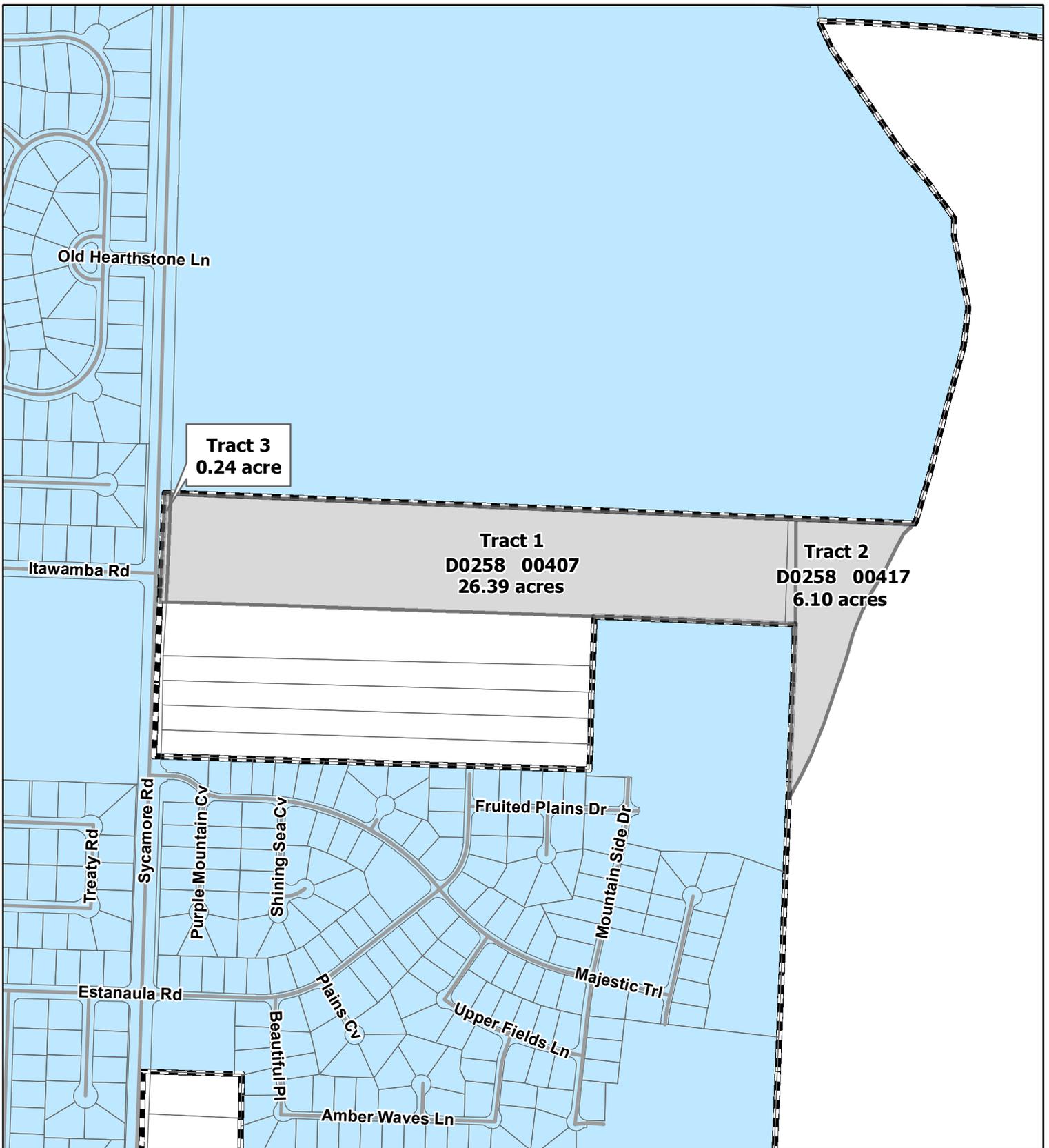
Section 2 The attached Attachment A, location maps, shall serve the purpose of delimiting the geographical boundaries as described by this Resolution; and

Section 3 The attached Attachment C shall serve as the plan of services for this area as required by Tennessee Code Annotated (TCA) Section 6-51-102.

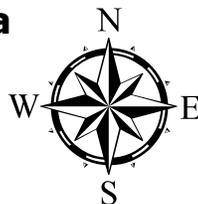
Adopted this _____ day of _____, 2020.

Lynn Carmack, Town Clerk

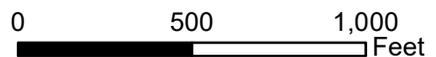
Stan Joyner, Mayor



Attachment A
Cartwright Farms Annexation Area
January 3, 2020



-  Streets
-  Parcels
-  Annexation Area
-  Town Boundary



Prepared by The Town of Collierville Division of Planning, GIS.
 Please note that the information in this document has not been field verified.
 The Town of Collierville hereby releases itself from all responsibilities
 concerning the accuracy of this map. If you have questions, please contact
 the Town of Collierville, Division of Planning at (901) 457-2360

Attachment B
Property Description – Sycamore Road
1/3/20

Tract 1 – Property description of part of the Robert T. Cartwright, Trustee property as described in Instrument 15111115 in Collierville, Shelby County, Tennessee:

Beginning at an iron pin set at the intersection of the east line of Sycamore Road (46.5 feet east of centerline) with the south line of The Collierville School District property as described in Instrument 15120155; thence South 87 degrees 38 minutes 41 seconds East with the south line of The Collierville School District property of distance of 2614.66 feet to on iron pin set in the west line of the Cartwright Farms Partnership property as described in Instrument 15106290 (parcel 2); thence South 01 degrees 12 minutes 17 seconds West with the west line of the sold Cartwright Farms Partnership property a distance of 439.34 feet to an iron pin set in the north line of the Regency Homebuilders, LLC property as described in Instrument 12136564; thence North 87 degrees 38 minutes 41 seconds West with the north line of the said Regency Homebuilders, LLC property and the north line of the Rooziman property as described in Instrument 13134016 distance of 2619.63 feet to on iron pin set in the east line of Sycamore Road; thence North 01 degrees 51 minutes 08 seconds East with the east line of Sycamore Road distance of 439.27 feet to the point of beginning and containing 26.39 acres.

Tract 2 – Property description of part of the Cartwright Forms Partnership property as described in Instrument 15106290 in Collierville, Shelby County, Tennessee:

Commencing at on iron pin set at the intersection of the east line of Sycamore Road (46.5 feet east of centerline) with the south line of The Collierville! School District property as described in Instrument 15120155 and being the north line of the Robert T. Cartwright, Trustee property as described in Instrument 15111115; thence South 87 degrees 38 minutes 41 seconds East with the south line of The Collierville School District property a distance of 2614.65 feet to on iron pin set in the east line of the Robert T. Cartwright, Trustee property and being the true point of beginning; thence continuing South 87 degrees 38 minutes 41 seconds East with the south line of The Collierville School District property a distance of 472.91 feet to a point in the centerline of a ditch; thence southwardly generally along the centerline of sold ditch the following calls:

South 26 degrees 51 minutes 02 seconds West 164.87 feet; South 29 degrees 36 minutes 4 seconds West a distance of 185.71 feet; thence South 24 degrees 07 minutes 40 seconds West a distance of 133.66 feet; thence South 17 degrees 51 minutes 11 seconds West of distance of 152.84 feet; thence South 77 degrees 43 minutes 30 seconds West a distance of 189.03 feet; thence South 19 degrees 58 minutes 43 seconds West a distance of 159.77 feet; thence South 26 degrees 30 minutes 46 seconds West a distance of 265.78 feet to a point in the east line of the Regency Homebuilders, LLC property as described in Instrument 12136564; thence North 01 degrees 12 minutes 17 seconds East with the east line of the said Regency Homebuilders, LLC property and the east line of the said Robert T. Cartwright, Trustee property a distance of 1164.24 feet to the point of beginning and containing 6.10 acres.

Tract 3 – Beginning at an iron pin set at the intersection of the east line of Sycamore Road with the south line of The Collierville School District property as described in Instrument 15120155; thence south along the east line of Sycamore Road distance of 439.27 feet to the northwest corner of the Rooziman property as described in Instrument 13134016; thence west 23.5 feet to the former centerline of Sycamore Road (as it existed prior to Estanaula Trails Ph. 3); thence north 439.27 along the former centerline of Sycamore Road to a point; thence east 23.5 feet to the point of beginning and containing 0.24 acres of public right-of-way.

PLAN OF SERVICES

A PLAN OF SERVICES FOR 32.73 ACRES, LOCATED IN COLLIERVILLE'S RESERVE AREA SOUTH OF EAST SHELBY DRIVE ON THE EAST SIDE OF SYCAMORE ROAD.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF COLLIERVILLE, TENNESSEE:

Section 1. Pursuant to the provisions of TCA, Section 6-51-102, there is hereby adopted for the proposed annexation area depicted in Attachment A to Resolution 2019-45, the following Plan of Services:

A) Police Protection

Patrolling, radio response to calls, and other routine police services using present personnel and equipment, will be provided on the effective date of annexation.

B) Fire Protection

Fire protection by the present personnel and equipment of the fire fighting force will be provided on the effective date of annexation.

C) Water Service

Water service will be provided. Water lines shall be required to be installed by the developer in conjunction with development of the subject property.

D) Electrical Service

Electricity will continue to be provided to residents of the newly annexed area by Memphis Light Gas & Water (MLGW).

E) Sanitary Sewer Service

Sewage treatment will be provided. Sewer lines shall be required to be installed by the developer in conjunction with development of the subject property.

F) Solid Waste Collection

If the subject property develops residentially, any future residents of the subject area will have the same regular refuse collection services provided within the Town.

G) Road and Street Construction and Repair

1. Emergency maintenance of streets (such as repair of hazardous potholes and measures necessary for traffic flow) will begin on the effective date of annexation.
2. Routine maintenance, on the same basis as in the present Town of Collierville, will begin in the annexed area on the effective date of annexation.
3. Reconstruction and resurfacing of streets, installation of storm drainage facilities, and other such major improvements, as the need is determined by the governing body, will be accomplished under the established policies of the Town.
4. All new local roads shall be constructed pursuant to the Subdivision Regulations.

H) Municipal Recreational Facilities and Programs

If the subject property develops residentially, any future residents of the subject area may use all existing municipal recreational and park facilities on the effective date of annexation. The same standards and policies now used in the present Town will be followed in expanding municipal recreational programs and facilities in the enlarged corporate limits of the Town.

I) Street Lighting

Street lighting will be installed by the developer in conjunction with development of the area in accordance with Memphis Light Gas & Water and Town policies.

J) Planning, Zoning, and Engineering Services

1. The planning and zoning jurisdiction of the Town will extend to the annexed area on the effective date of annexation. All construction will conform to the Zoning Ordinance, Subdivision Regulations, and other applicable ordinances, regulations and standards of the Town of Collierville.
2. Traffic signals, traffic signs and other traffic control devices in the annexed area will be installed and/or maintained as the need for such devices is established by appropriate study, engineering review, and traffic standards.

K) Building Inspection and Codes Compliance Services

Any inspection services now provided by the Town (building, electrical, plumbing, gas, housing, sanitation, mechanical, and other applicable construction code provisions) will begin in the annexation area upon the effective date of annexation. The Town will enforce property maintenance standards and public nuisance regulations.

L) Schools

The annexation area is located in the Collierville Municipal School District (hereafter "Collierville Schools") and the residents will be allowed to attend Collierville Schools. Collierville Schools determines the applicable school zone boundaries.

M) Miscellaneous

Regulatory signs will be installed where safety hazards have been identified to exist by the Town. All street name signs and regulatory signs required by new development will be installed by the developer as property develops.

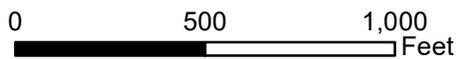
Section 2. This Resolution shall be effective upon the completion of all steps necessary to effectuate the annexation of the subject area.

Lynn Carmack, Town Clerk

Stan Joyner, Mayor



Existing Land Use December 31, 2018



- | | | | |
|--|----------------------------------|--|-----------------------------|
| | Unassigned | | Industrial |
| | Residential, Detached | | Utility |
| | Residential, Attached Vertical | | Commercial |
| | Residential, Attached Horizontal | | Mixed, Non-Residential |
| | Residential, Mixed | | Institutional |
| | Mixed Use | | Recreational and Open Space |
| | Retail | | Agricultural/Farm |
| | Office | | Vacant |

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Collierville 2040 Plan Placetypes January 3, 2020

0 500 1,000 Feet



2040 Place Types

-  Agriculture / Rural Residential
-  Downtown Core Activity Center
-  Village Retail Activity Center
-  Traditional Neighborhood
-  Technology - Employment Center
-  Mixed - Use Activity Center
-  Suburban Commercial
-  Estate Residential
-  Conventional Suburban Neighborhood
-  Emerging Residential
-  Green Corridor / Infrastructure
-  Office - Institutional Campus

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ORDINANCE 2019-21

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF COLLIERVILLE BY ZONING 32.73 ACRES TO R-2 MEDIUM DENSITY RESIDENTIAL, LOCATED ON THE EAST SIDE OF SYCAMORE ROAD, SOUTH OF EAST SHELBY DRIVE.

WHEREAS, A request has been made to annex land into the Corporate Limits of the Town of Collierville and, upon annexation, said property must also be designated on the Official Zoning Map of the Zoning Ordinance; and

WHEREAS, the R-2 Medium Density Residential Zoning District is consistent with the recommendations of the Collierville 2040 Land Use Plan for this area; and

WHEREAS, the Collierville Planning Commission reviewed the proposed amendment to the Official Zoning Map on _____, and made a recommendation to the Board of Mayor and Aldermen to _____ the amendment; and

WHEREAS, a Public Hearing before the Board of Mayor and Aldermen for the Town of Collierville was held on _____, pursuant to a notice thereof published in a newspaper of general circulation within the community on _____.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN FOR THE TOWN OF COLLIERVILLE, TENNESSEE, AS FOLLOWS:

Section 1. The attached Attachment A, location map, shall serve the purpose of delimiting the geographical boundaries as described by this Ordinance.

Section 2. The Official Zoning Map contained in the Zoning Ordinance for the Town of Collierville, Tennessee, shall be amended to zone the property described in Attachment B, as R-2 Medium Density Residential.

Section 3. BE IT FURTHER ORDAINED that this ordinance shall become effective on March 1, 2010, the public welfare so requiring it.

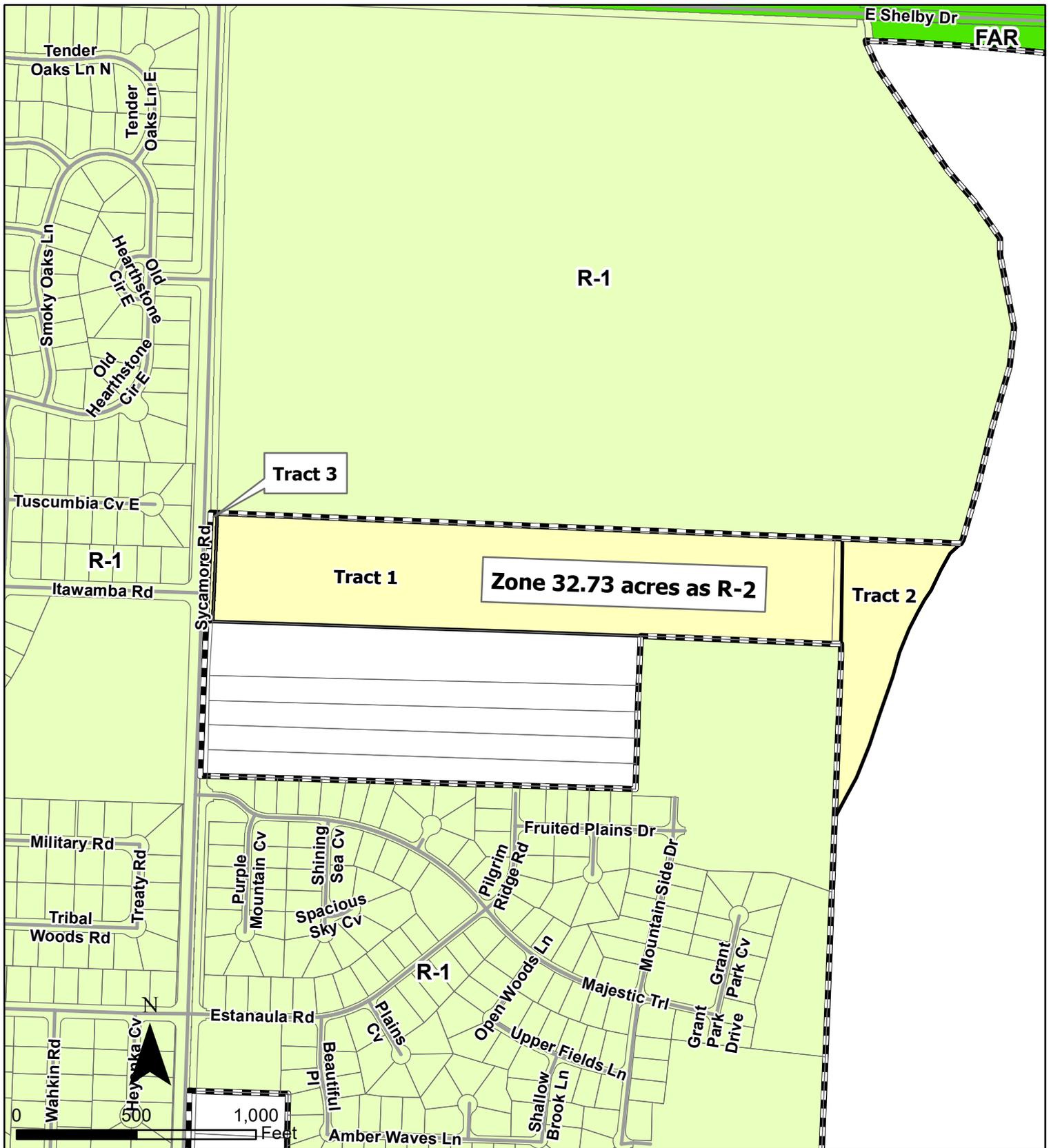
Passed on First Reading _____

Passed on Second Reading _____

Passed on Third Reading _____

Lynn Carmack, Town Clerk

Stan Joyner, Mayor



Attachment A Proposed Zoning January 3, 2020

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Zoning Classification

- FAR: Forest-Agricultural-Residential
- R-L: Large Lot/Estate Residential
- R-L1: Large Lot (1 Acre Minimum)
- R-1: Low Density Residential
- R-1A: Low Density Residential
- R-2: Medium Density Residential
- R-2A: Medium Density Residential

- R-3: High Density Residential
- R-3A: High Density Residential
- R-4: Multi-Family Residential
- R-TH: Residential Townhouse
- T: Mobile Home Park
- TN: Traditional Neighborhood
- MPO: Medical-Professional-Office
- NC: Neighborhood Commercial

- CB: Central Business District
- SCC: Shopping Center Commercial
- GC: General Commercial
- MU: Mixed Use
- RI: Restricted Industrial
- GI: General Industrial
- HZD: Historic Zoning District
- PUD: Planned Unit Development (Overlay)

Attachment B
Property Description – Sycamore Road
1/3/20

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Tract 3 – Beginning at an iron pin set at the intersection of the east line of Sycamore Road with the south line of The Collierville School District property as described in Instrument 15120155; thence south along the east line of Sycamore Road distance of 439.27 feet to the northwest corner of the Rooziman property as described in Instrument 13134016; thence west 23.5 feet to the former centerline of Sycamore Road (as it existed prior to Estanaula Trails Ph. 3); thence north 439.27 along the former centerline of Sycamore Road to a point; thence east 23.5 feet to the point of beginning and containing 0.24 acres of public right-of-way.

Grounds for an Amendment to the Zoning Map: According to Section 151.312(E) of the Town Code of Ordinances, the Planning Commission in its review and recommendation to the Board of Mayor and Aldermen shall make specific findings with regard to the following grounds for an amendment and shall note the same in the official record:

- (1) The amendment is in agreement with the Comprehensive Plan and Land Use Plan for the Town. *As was noted in this report, the request to amend the Official Zoning Map is in conformance with the Land Use Plan.*
- (2) It has been demonstrated that the legal purposes for which zoning exists are not contravened; *No contraventions noted.*
- (3) The proposed amendment shall be consistent with the intent and purposes of this chapter; *The request is consistent.*
- (4) If not in conformance with the adopted Comprehensive Plan and Land Use Plan, the proposed amendment shall be necessary because of substantially changed or changing conditions in the area and districts affected or in the Town generally; *The request is in conformance.*
- (5) It has been determined that there will not be a material adverse effect upon adjoining property owners unless such adverse effect can be justified by the overwhelming public good and welfare; *There should be no material adverse effect upon adjoining property owners as the zoning classification is compatible with the surrounding zoning.*
- (6) It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public; *See responses to numbers 5 and 7.*
- (7) It has been determined that public infrastructure (for example, transportation and utilities) are adequate to serve the full range of permitted and conditional uses of the proposed zoning classification. *There is capacity at the sewer treatment plant for the property to be zoned R-2. The developer will be required, through the Preliminary Subdivision Plat process, to improve the Sycamore Road frontage to meet the Major Road Plan, and to provide water and sewer to the development.*



TOWNSHIP
DEVELOPMENT SERVICES

November 15, 2019

Nancy Boatwright
Town of Collierville
500 Poplar View Parkway
Collierville, Tennessee 38017

Re: **Annexation and Zoning Application**
Cartwright Farms
888 Sycamore Road

Nancy:

Township Development Services is pleased to submit the application for the annexation and zoning of the 32.49-acre tract on Sycamore Road that runs parallel to the High School's southern boundary.

We are requesting that the property be zoned R-2 which will allow for the development of 59 single family homes. We have also included a conceptual subdivision plan that details our intent. This request also is consistent with the Town's Land Use Plan in both density and place type.

We look forward to reviewing this exciting new development with you and other members of the Town staff.

Sincerely,
TOWNSHIP DEVELOPMENT SERVICES

Kevin Vaughan, PE

**Cartwright Farms
Annexation
Grounds for a Rezoning**

Collierville Code of Ordinances
Section 151.312

(E) *Grounds for an amendment.* The Planning Commission in its review and recommendation to the Board of Mayor and Aldermen and the Board in its deliberations shall make specific findings with regard to the following grounds for an amendment and shall note the same in the official record as follows:

(1) The amendment is in agreement with the Comprehensive Plan and Land Use Plan for the Town (subject to subsection (4) below); *This application is in agreement with the Collierville 2040 plan for development density.*

(2) It has been determined that the legal purposes for which zoning exists are not contravened; *Nothing has been contravened.*

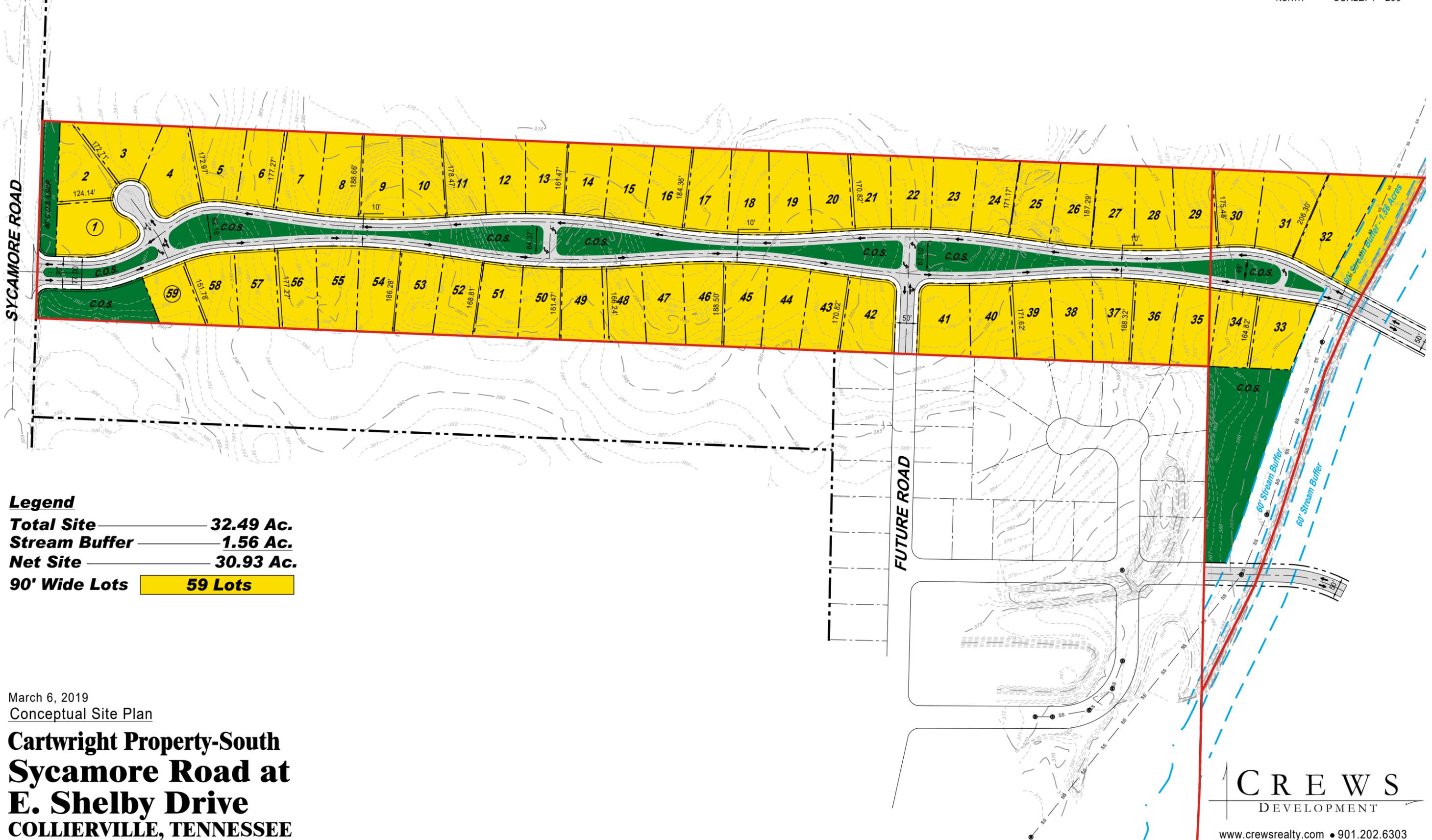
(3) The proposed amendment shall be consistent with the intent and purposes of this chapter; *The requested amendment is consistent.*

(4) If not in conformance with the adopted Comprehensive Plan and Land Use Plan, the proposed amendment shall be necessary because of substantially changed or changing conditions in the area and districts affected or in the Town generally; *NA*

(5) It has been determined that there will not be a material adverse effect upon adjoining property owners unless such adverse effect can be justified by the overwhelming public good and welfare; *We do not anticipate any adverse impacts.*

(6) It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public; *We believe that the general public will benefit from the increased tax base.*

(7) It has been determined that public infrastructure (for example, transportation and utilities) are adequate to serve the full range of permitted and conditional uses of the proposed zoning classification. *The public infrastructure improvements have been recently installed that will accommodate this development.*



Legend
Total Site ————— **32.49 Ac.**
Stream Buffer ————— **1.56 Ac.**
Net Site ————— **30.93 Ac.**
90' Wide Lots 59 Lots

March 6, 2019
 Conceptual Site Plan
**Cartwright Property-South
 Sycamore Road at
 E. Shelby Drive
 COLLIERVILLE, TENNESSEE**

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