

## REPORT TO THE BOARD OF MAYOR AND ALDERMEN

**DATE:** August 28, 2017

**FROM:** Jaime W. Groce, AICP  
Town Planner

**SUBJECT:** Resolution 2017-27 – *Public Hearing*  
– Shelby Drive Annexation

Ordinance 2017-12 – *Third and Final Reading* – Shelby Drive Zoning

**INTRODUCTION:** This agenda item is for the Board of Mayor and Aldermen (BMA) to hold a Public Hearing on a resolution to annex 20.267 acres located in Collierville's Reserve Area immediately south of the current Town Limits and bound by Quinn Road and East Shelby Drive (see Figure 1) and to consider, on Third and Final Reading, a recommendation (see Exhibit 8) from the Planning Commission (PC) to zone the property as FAR: Forest Agricultural Residential,.

### KEY POINTS:

**1. The annexation (Resolution 2017-27) comes from the Town's efforts to secure right-of-way and easements for the widening of Shelby Drive.**

- The affected property owners (Cartwright Farms Partnership and Emmanuel Baptist Church) consent to the annexation (see Exhibits 6 and 7).
- The subject property is in the Collierville Reserve Area. After the subject property is annexed, about 2,326 acres will remain in the Southern Reserve. The Northern Reserve, largely north of the Wolf River, contains around 7,116 acres.

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

- 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 following basic services, which are formally described in the attached POS:
  1. Municipal Schools;
  2. Police Coverage;
  3. Fire and Emergency Response;
  4. Trash Collection and Curbside Recycling;
  5. Library Services;
  6. Animal Services;

### EXHIBITS

1. Resolution 2017-27, with attachments (6/30/17)
2. Existing Land Use Map, December 2016
3. Future Land Use Map, March 2017
4. Ordinance 2017-12, with attachments (6/30/17)
5. Grounds for Amendment to the Zoning Map (6/30/17)
6. Emmanuel Baptist Church Annexation Request
7. Robert T. Cartwright Annexation Request
8. July 2017 Draft PC Minutes
9. Draft Presentation Slides



- 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 over time as it becomes cost effective. Building and Code inspection services will be provided by the Town on the effective date of annexation.

- A proposed POS for the subject property can be found as Attachment C to Resolution 2017-27 (see Exhibit 1). The POS document must be formally adopted by the BMA via resolution before the annexation can become effective.
- Copies of the POS can be found online at [www.collierville.com](http://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 has been mailed to the property owners, and a copy 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.

**3. The existing land uses (see Exhibits 1 and 2 and Figure 2 below) are vacant land (part of a landscape nursery), a church, and county right-of-way for Quinn Road (rural condition). There are no dwellings in the proposed annexation area.**

| Figure 2 – Summary of Three Annexation Tracts |                      |                           |                           |                           |                               |   |
|---|----------------------|---------------------------|---------------------------|---------------------------|-------------------------------|---|
| Tract #                                       | Associated Parcel ID | Associated Parcel Address | Associated Address Points | Total Acreage of Property | Tract Acreage (being annexed) | Existing Land Use                           |
| 1   | D0258 00027          | 11863 E Shelby Dr         | 11861 & 11863 E Shelby Dr | 219 Acres                 | 5.126                         | Agricultural/Farm                           |
| 2   | D0258 00071          | 0 Quinn Rd                | None                      | 7.14*                     | 7.14*                         | Institutional*                              |
| 2   | D0258 00072          | 945 Quinn Rd              | 945 Quinn Rd              | 7.14*                     | 7.14*                         | Institutional*<br>(Emmanuel Baptist Church) |
| 3   | n/a                  | n/a                       | n/a                       | 0.861                     | 0.861                         | Right-of-way                                |

\* Lots 1 and 2 of the Bessie L Beloate Estate Subdivision (recorded 1985).

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

- Ordinance 2017-12 (Exhibit 4) would zone the entire subject annexation properties to FAR.
- 945 Quinn Road (the Emmanuel Baptist Church property) will comply with the bulk requirements of the FAR District (lot size, lot width, and building setbacks).
- The request to amend the Official Zoning Map is consistent with the Collierville 2040 Land Use Plan (see Exhibits 3 and 5). Right-of-way and places of worship are appropriate in the Conventional Suburban Residential and Agriculture/Rural Residential Place Type and the FAR Zoning District.
- The County’s zoning designation for the property is Conservation Agriculture (CA), which is comparable to the proposed FAR Zoning.

**NEXT STEPS:** If both Ordinance 2017-12 and Resolution 2017-27 are adopted by the BMA, the annexation and related zoning will become effective on August 28, 2017. The affected public agencies have been, or will be, notified of the adjustment in Collierville’s Corporate Limits pursuant to State Law.

**EXAMPLE MOTION #1 (ANNEXATION AND PLAN OF SERVICES):** To approve Resolution 2017-27 (Exhibit 1).

**Board Action: Motion By** \_\_\_\_\_ **Seconded By** \_\_\_\_\_

| Vote Total | Allen | Fraser | Patton | Stamps | Worley | Joyner |
|------------|-------|--------|--------|--------|--------|--------|
| Yes        |       |        |        |        |        |        |
| No         |       |        |        |        |        |        |
| Abstain    |       |        |        |        |        |        |

**EXAMPLE MOTION #2 (ZONING):** To approve on Third and Final Reading Ordinance 2017-12 (Exhibit 4) to zone the property FAR.

**Board Action: Motion By** \_\_\_\_\_ **Seconded By** \_\_\_\_\_

| Vote Total | Allen | Fraser | Patton | Stamps | Worley | Joyner |
|------------|-------|--------|--------|--------|--------|--------|
| Yes        |       |        |        |        |        |        |
| No         |       |        |        |        |        |        |
| Abstain    |       |        |        |        |        |        |

**CONTACT INFORMATION:**

|                      | Applicants/Property Owners                        |  | Project Planners  |
|----------------------|---|--|---|
| <b>Contact:</b>      | Robert T. Cartwright                              | Pastor Mikey Mewborn                     | Jaime W. Groce, AICP (Primary)<br>Nancy J. Boatwright, AICP |
| <b>Organization:</b> | Cartwright Farms Partnership                      | Emmanuel Baptist Church                  | Planning Division   |
| <b>Address:</b>      | 11861 East Shelby Drive<br>Collierville, TN 38017 | 945 Quinn Road<br>Collierville, TN 38017 | 500 Poplar View Pkwy.<br>Collierville, TN 38017             |
| <b>Phone:</b>        |   | 901-854-2411                             | 901-457-2360  |
| <b>Email:</b>        |   | ebccollierville@gmail.com                | jgroce@ci.collierville.tn.us                                |

RESOLUTION 2017-27

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF COLLIERVILLE, ANNEXING, AND ADOPTING A PLAN OF SERVICES FOR, 20.267 ACRES, LOCATED IN COLLIERVILLE’S RESERVE AREA IMMEDIATELY SOUTH OF THE CURRENT TOWN LIMITS AND BOUND BY QUINN ROAD AND 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 area proposed for annexation to the Town is within the Town’s Urban Growth Boundary, as required by law, and is described in Exhibit “A” 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 to passage of an annexation ordinance; and,

WHEREAS, on July 6, 2017, the Collierville Planning Commission recommended the adoption of the Plan of Services, described in Exhibit “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 June 21, 2017, and August 2, 2017.

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 A, effective on August 28, 2017;

Section 2 The attached Attachment B – Location Map 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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
Lynn Carmack, Town Clerk

\_\_\_\_\_  
Stan Joyner, Mayor

## CARTWRIGHT PARCEL ID 00258 00027

**Beginning** at a point on the south right-of-way line of East Shelby Drive at the intersection of the east property line of tax parcel C0258 00408 and northwest corner of tax parcel D0258 00027 and being in the line of the Town of Corporate Limits;

thence running with the south right-of-way of East Shelby Drive and with the Town of Corporate Limits east 1,978 feet +/- to a point of intersection with west property line of tax parcel D0258 00071 and east property line of tax parcel D0258 00027;

thence along said property line, South  $01^{\circ}46'51''$  West, a distance of 137.10 feet to a point of non-tangent-curvature;

thence along said curve to the right having a radius of 11,566.16 feet and an arc length of 61.77 feet (chord = North  $87^{\circ}39'59''$  West, 61.77 feet) to a point;

thence North  $87^{\circ}30'48''$  West, a distance of 318.95 feet to a point of tangent-curvature;

thence along a curve to the right having a radius of 11,566.16 feet and an arc length of 754.56 feet (chord = North  $85^{\circ}38'40''$  West, 754.42 feet) to a point of reverse-curvature;

thence along a curve to the left having a radius of 11,352.16 feet and an arc length of 762.02 feet (chord = North  $85^{\circ}41'55''$  West, 761.87 feet) to a point of tangency;

thence North  $87^{\circ}37'17''$  West, a distance of 68.20 feet to a point of intersection with the west property line of tax parcel D0258 00027 and east property line of tax parcel C0258 00408 and being in the line of the Town of Corporate Limits;

thence along said property line and line of the Town of Corporate Limits North  $04^{\circ}55'31''$  West, a distance of 56.93 feet to a point;

thence continuing along said property line and line of the Town of Corporate Limits North  $14^{\circ}55'16''$  West, a distance of 26.92 feet to the **Point of Beginning** and containing 5.126 acres.

## EMMANUEL BAPTIST CHURCH PROPERTIES

**PARCEL 1**

**Commencing** at a point on the south right-of-way line of East Shelby Drive at the intersection of the east property line of tax parcel C0258 00408 and northwest corner of tax parcel D0258 00027 and being in the line of the Town of Corporate Limits;

thence running with the south right-of-way of East Shelby Drive and with the Town of Corporate Limits east 1,978 feet +/- to a point of intersection with west property line of tax parcel D0258 00071 and east property line of tax parcel D0258 00027 and being the **Point of Beginning**;

thence continuing with the south right-of-way of East Shelby Drive and with the Town of Corporate Limits east 777 feet +/- to a point, said point being in the west right-of-way of Quinn Road;

thence leaving the Town of Corporate Limits and running southwardly along the west right-of-way of Quinn Road 374 feet +/- to a point of intersection with tax parcel D0258 00072;

thence leaving the west right-of-way line of Quinn Road along dividing line of tax parcel D0258 00072 and tax parcel D0258 00071 North  $88^{\circ}13'09''$  West, a distance of 825.64 feet to a point in the east property line of tax parcel D0258 00027;

thence along east property line of tax parcel D0258 00027 and west property line of D0258 00071 North  $01^{\circ}46'51''$  East, a distance of 377.14 feet to the **Point of Beginning** and containing 7.14 acres.

**PARCEL 2**

**Commencing** at a point on the south right-of-way line of East Shelby Drive at the intersection of the east property line of tax parcel C0258 00408 and northwest corner of tax parcel D0258 00027 and being in the line of the Town of Corporate Limits;

thence running with the south right-of-way of East Shelby Drive and with the Town of Corporate Limits east 1,978 feet +/- to a point of intersection with west property line of tax parcel D0258 00071 and east property line of tax parcel D0258 00027;

thence along said property line South  $01^{\circ}46'51''$  West, a distance of 377.14 feet to the **Point of Beginning**;

thence leaving the east property line of tax parcel D0258 00027 along dividing line of tax parcel D0258 00072 and tax parcel D0258 00071 South  $88^{\circ}13'09''$  East, a distance of 825.64 feet to a point in the west right-of-way line of Quinn Road;

thence running southwardly along the west right-of-way of Quinn Road 377 feet +/- to a point of intersection with tax parcel D0258 00073;

thence leaving the west right-of-way line of Quinn Road along dividing line of tax parcel D0258 00072 and tax parcel D0258 00073 North  $88^{\circ}13'09''$  West, a distance of 826.88 feet to a point in the east property line of tax parcel D0258 00027;

thence along east property line of tax parcel D0258 00027 and west property line of D0258 00072 North  $01^{\circ}46'51''$  East, a distance of 377.15 feet to the **Point of Beginning** and containing 7.14 acres.

Tract 3  
QUINN ROAD (Portion)

**Commencing** at a point on the south right-of-way line of East Shelby Drive at the intersection of the east property line of tax parcel C0258 00408 and northwest corner of tax parcel D0258 00027 and being in the line of the Town of Corporate Limits;

thence running with the south right-of-way of East Shelby Drive and with the Town of Corporate Limits east 1,978 feet +/- to a point of intersection with west property line of tax parcel D0258 00071 and east property line of tax parcel D0258 00027;

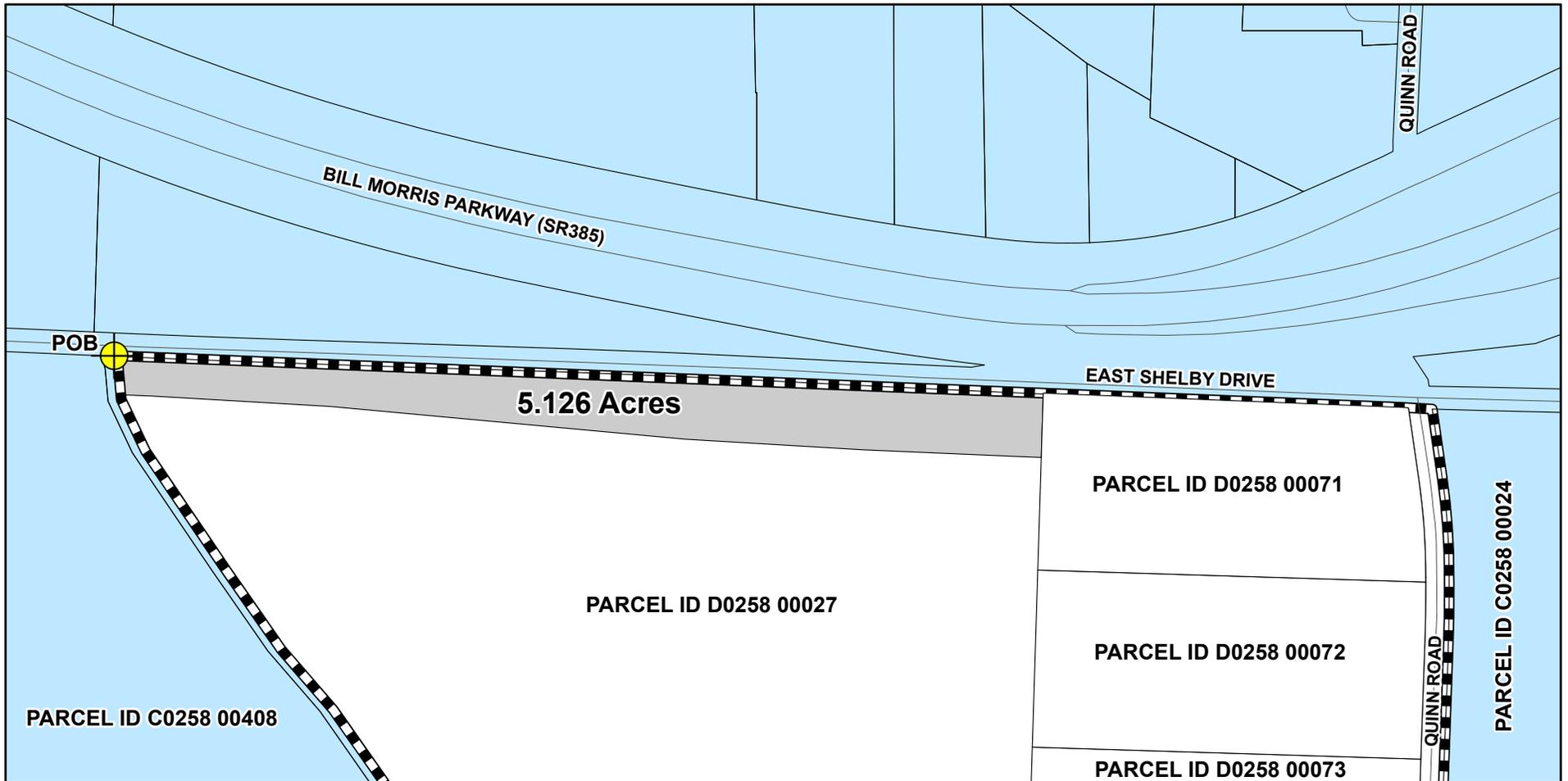
thence continuing with the south right-of-way of East Shelby Drive and with the Town of Corporate Limits east 777 feet +/- to a point, said point being in the west right-of-way of Quinn Road and the **Point of Beginning**;

thence continuing with the projected south right-of-way of East Shelby Drive and with the Town of Corporate Limits east 51 feet +/- to a point, said point being in the east right-of-way of Quinn Road;

thence running with the Town of Corporate Limits and the west line of tax parcel C0258 00024 south 750 feet +/- to a point, said point being in the east right-of-way line of Quinn Road;

thence leaving the Town of Corporate Limits and east right-of-way line of Quinn Road North  $88^{\circ}13'09''$  West, a distance of 50.00 feet to a point in the west right-of-way line of Quinn Road and intersection of east property line of tax parcel D0258 00072 and east property line of tax parcel D0258 00073;

thence along said west right-of-way line of Quinn Road north 751 feet +/- to the **Point of Beginning** and containing 0.861 acres.



### Shelby Drive Annexation Area Tract 1 Attachment B 2017

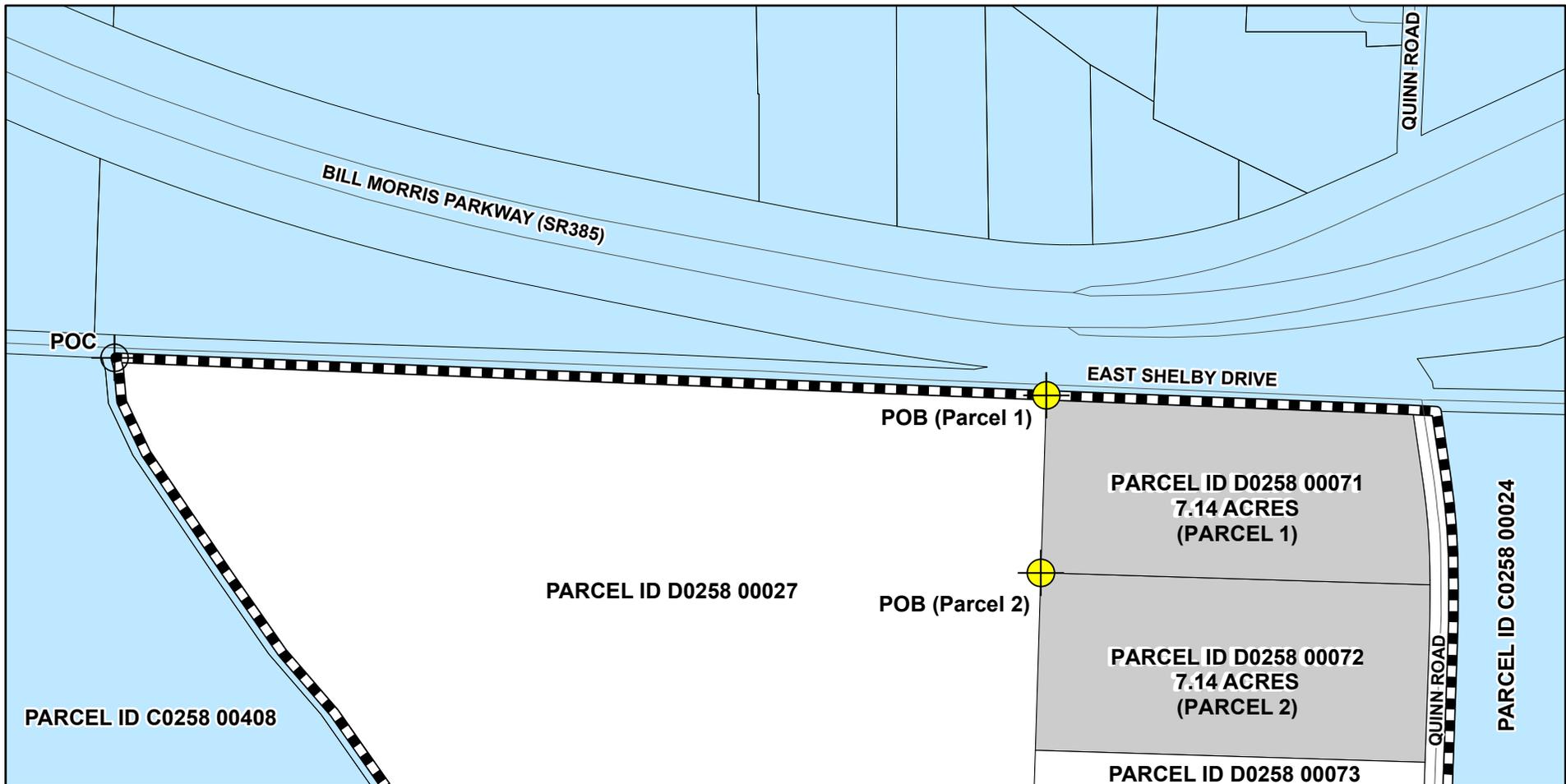
Prepared by Fisher Arnold. Please note that the information in this document has not been field verified. Fisher Arnold hereby releases itself from all responsibilities concerning the accuracy of this map. If you have questions, please contact Fisher Arnold at (901) 748-1811.

|   |                      |   |         |
|---|----------------------|---|---------|
|  | Point of Beginning   |  | Streets |
|  | Annexation Area      |  | Parcel  |
|  | Town of Collierville |   |         |

N



0      200      400      800  
Ft



## Shelby Drive Annexation Area Tract 2 Attachment B

2017

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Point of Commencement



Town of Collierville



Point of Beginning



Streets

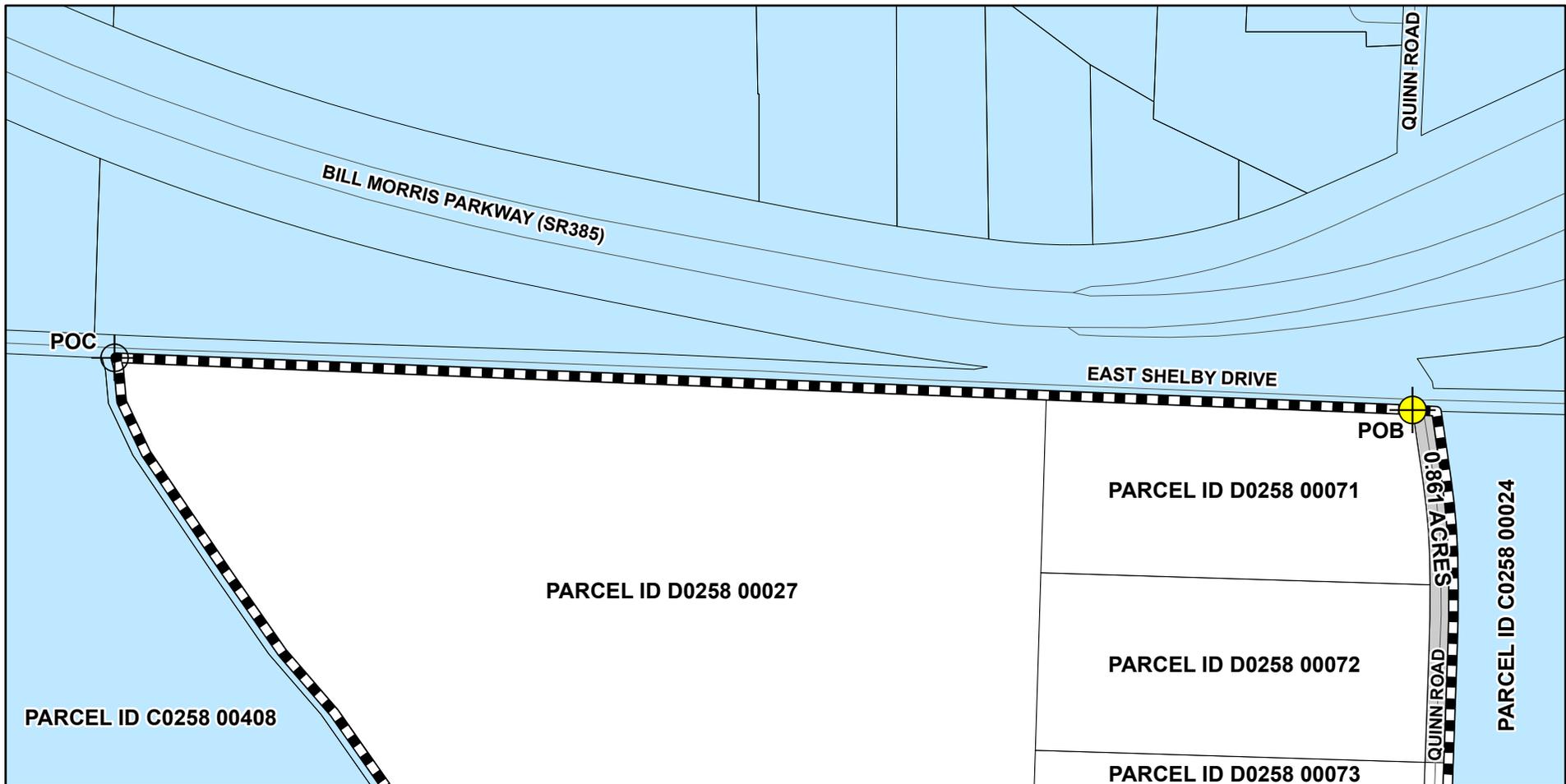


Parcel



Annexation Area





## Shelby Drive Annexation Area Tract 3 Attachment B

**2017**

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Point of Beginning



Town of Collierville



Point of Commencement



Annexation Area



Parcel



Streets



**PLAN OF SERVICES**

**A PLAN OF SERVICES FOR 20.267 ACRES, LOCATED IN COLLIERVILLE'S RESERVE AREA IMMEDIATELY SOUTH OF THE CURRENT TOWN LIMITS AND BOUND BY QUINN ROAD AND EAST SHELBY DRIVE.**

**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 2017-12, 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 lines will be installed by the Town in conjunction with development of the subject property. Water will be provided at Town rates from existing Town lines on the effective date of annexation. Fire hydrants will be installed within 18 months in accordance with Town standards.

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

Sewer lines shall be installed by the Town 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. Improvements to Shelby Drive and a portion of Quinn Road will be provided by the Town of Collierville according to the Major Road Plan. All remaining portions of Quinn Road not improved by the Town shall be improved 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 Town in conjunction with development of the subject property in accordance with Memphis Light Gas & Water and Town policies following the effective date of annexation along Shelby Drive and Quinn Road. Remaining street lighting will be installed in accordance with Town policies and where economically feasible.

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"). Collierville Schools determines the applicable school zone boundaries.

M) Miscellaneous

Street name signs, where needed, will be installed within approximately 12 months following the effective date of annexation. 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.

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Lynn Carmack, Town Clerk

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Stan Joyner, Mayor



## Existing Land Use 12/31/16

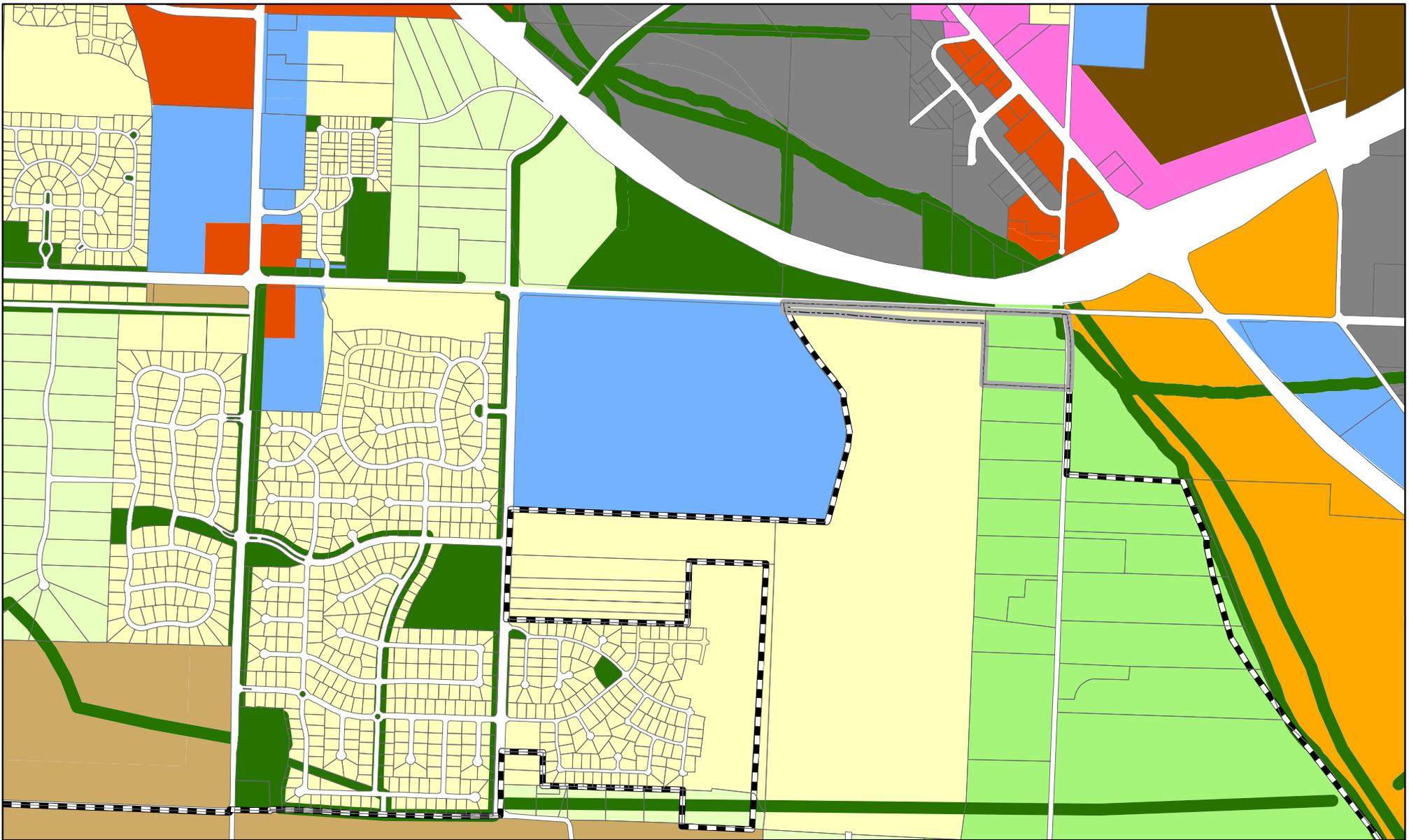
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- |                                  |            |                             |
|----------------------------------|------------|-----------------------------|
| Residential, Detached            | Retail     | Mixed, Non-Residential      |
| Residential,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

Exhibit 2

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.



**Place Types/  
Future Land Use  
March 2017**

0 0.25 0.5 Miles



**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
-  Parcel

Exhibit 3

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**ORDINANCE NO. 2017-12**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF COLLIERVILLE BY ZONING 20.267 ACRES TO FAR: FOREST AGRICULTURAL RESIDENTIAL, LOCATED AT THE SOUTHWEST QUADRANT OF EAST SHELBY DRIVE AND QUINN ROAD.**

**WHEREAS,** requests have 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 FAR: Forest Agricultural 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 July 6, 2017, and made a recommendation to the Board of Mayor and Aldermen to approve the amendment; and

**WHEREAS,** a Public Hearing before the Board of Mayor and Aldermen for the Town of Collierville was held on August 14, 2017, pursuant to a notice thereof published in a newspaper of general circulation within the community on June 21, 2017, and August 2, 2017.

**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.

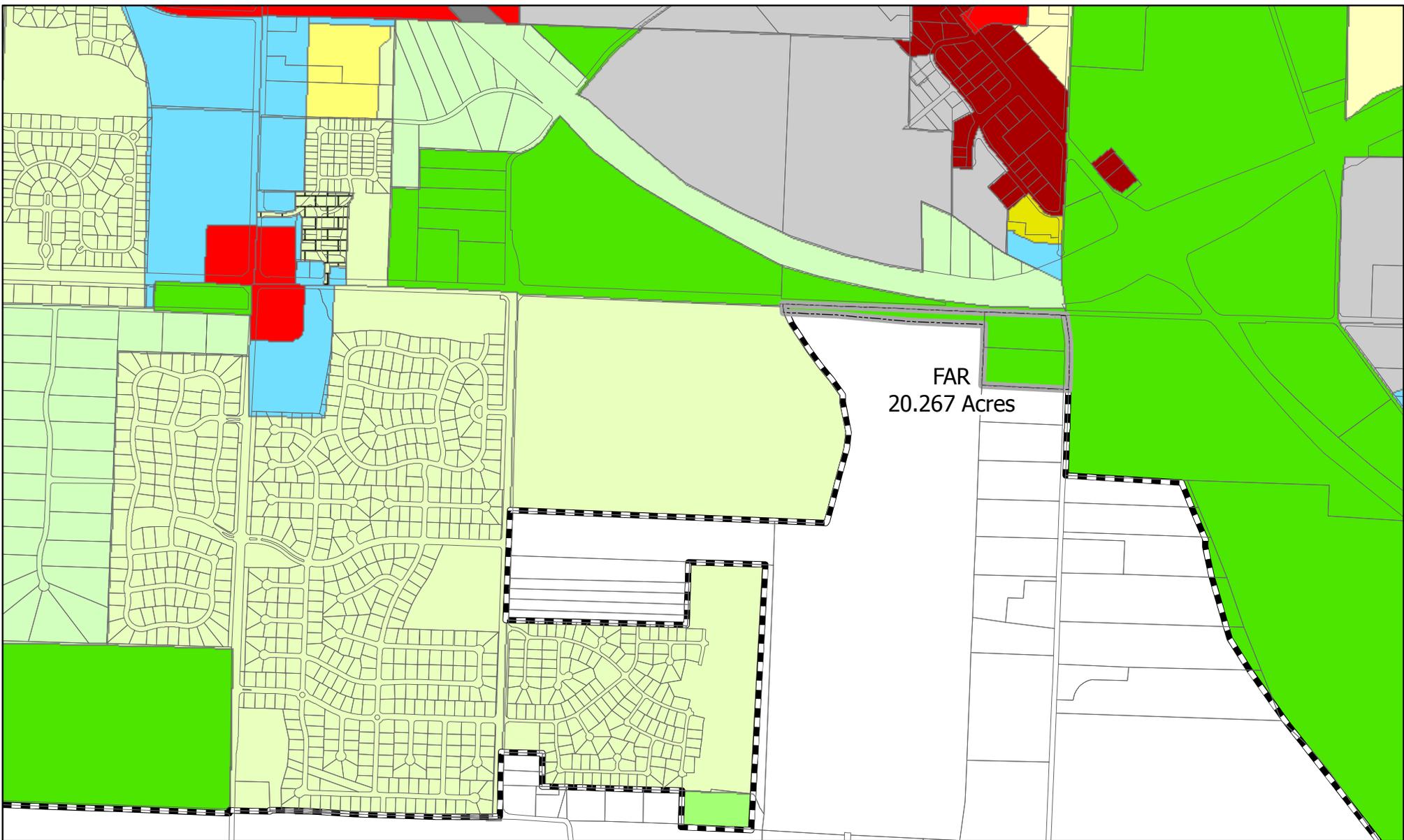
Section 2. The Official Zoning Map contained in the Zoning Ordinance for the Town of Collierville, Tennessee, shall be amended to zone the property described in Attachment B.

Section 3. BE IT FURTHER ORDAINED that this ordinance shall become effective on August 28, 2017, the public welfare so requiring it.

|                          |         |
|--------------------------|---------|
| Passed on First Reading  | 7/24/17 |
| Passed on Second Reading | 8/14/17 |
| Passed on Third Reading  | _____   |

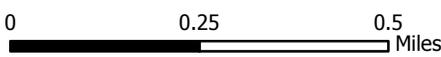
\_\_\_\_\_  
Lynn Carmack, Town Clerk

\_\_\_\_\_  
Stan Joyner, Mayor



FAR  
20.267 Acres

# Proposed Zoning, Attachment A 6/30/2017



### Zoning Classification

- FAR: Forest-Agricultural-Residential
- R-3: High Density Residential
- CB: Central Business District
- R-L: Large Lot/Estate Residential
- R-3A: High Density Residential
- SCC: Shopping Center Commercial
- R-L1: Large Lot (1 Acre Minimum)
- R-4: Multi-Family Residential
- GC: General Commercial
- R-1: Low Density Residential
- R-TH: Residential Townhouse
- MU: Mixed Use
- R-1A: Low Density Residential
- T: Mobile Home Park
- RI: Restricted Industrial
- R-2: Medium Density Residential
- TN: Traditional Neighborhood
- GI: General Industrial
- R-2A: Medium Density Residential
- MPO: Medical-Professional-Office
- HZD: Historic Zoning District
- NC: Neighborhood Commercial
- PUD: Planned Unit Development (Overlay)
- Parcel

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## CARTWRIGHT PARCEL ID 00258 00027

**Beginning** at a point on the south right-of-way line of East Shelby Drive at the intersection of the east property line of tax parcel C0258 00408 and northwest corner of tax parcel D0258 00027 and being in the line of the Town of Corporate Limits;

thence running with the south right-of-way of East Shelby Drive and with the Town of Corporate Limits east 1,978 feet +/- to a point of intersection with west property line of tax parcel D0258 00071 and east property line of tax parcel D0258 00027;

thence along said property line, South  $01^{\circ}46'51''$  West, a distance of 137.10 feet to a point of non-tangent-curvature;

thence along said curve to the right having a radius of 11,566.16 feet and an arc length of 61.77 feet (chord = North  $87^{\circ}39'59''$  West, 61.77 feet) to a point;

thence North  $87^{\circ}30'48''$  West, a distance of 318.95 feet to a point of tangent-curvature;

thence along a curve to the right having a radius of 11,566.16 feet and an arc length of 754.56 feet (chord = North  $85^{\circ}38'40''$  West, 754.42 feet) to a point of reverse-curvature;

thence along a curve to the left having a radius of 11,352.16 feet and an arc length of 762.02 feet (chord = North  $85^{\circ}41'55''$  West, 761.87 feet) to a point of tangency;

thence North  $87^{\circ}37'17''$  West, a distance of 68.20 feet to a point of intersection with the west property line of tax parcel D0258 00027 and east property line of tax parcel C0258 00408 and being in the line of the Town of Corporate Limits;

thence along said property line and line of the Town of Corporate Limits North  $04^{\circ}55'31''$  West, a distance of 56.93 feet to a point;

thence continuing along said property line and line of the Town of Corporate Limits North  $14^{\circ}55'16''$  West, a distance of 26.92 feet to the **Point of Beginning** and containing 5.126 acres.

## EMMANUEL BAPTIST CHURCH PROPERTIES

**PARCEL 1**

**Commencing** at a point on the south right-of-way line of East Shelby Drive at the intersection of the east property line of tax parcel C0258 00408 and northwest corner of tax parcel D0258 00027 and being in the line of the Town of Corporate Limits;

thence running with the south right-of-way of East Shelby Drive and with the Town of Corporate Limits east 1,978 feet +/- to a point of intersection with west property line of tax parcel D0258 00071 and east property line of tax parcel D0258 00027 and being the **Point of Beginning**;

thence continuing with the south right-of-way of East Shelby Drive and with the Town of Corporate Limits east 777 feet +/- to a point, said point being in the west right-of-way of Quinn Road;

thence leaving the Town of Corporate Limits and running southwardly along the west right-of-way of Quinn Road 374 feet +/- to a point of intersection with tax parcel D0258 00072;

thence leaving the west right-of-way line of Quinn Road along dividing line of tax parcel D0258 00072 and tax parcel D0258 00071 North  $88^{\circ}13'09''$  West, a distance of 825.64 feet to a point in the east property line of tax parcel D0258 00027;

thence along east property line of tax parcel D0258 00027 and west property line of D0258 00071 North  $01^{\circ}46'51''$  East, a distance of 377.14 feet to the **Point of Beginning** and containing 7.14 acres.

**PARCEL 2**

**Commencing** at a point on the south right-of-way line of East Shelby Drive at the intersection of the east property line of tax parcel C0258 00408 and northwest corner of tax parcel D0258 00027 and being in the line of the Town of Corporate Limits;

thence running with the south right-of-way of East Shelby Drive and with the Town of Corporate Limits east 1,978 feet +/- to a point of intersection with west property line of tax parcel D0258 00071 and east property line of tax parcel D0258 00027;

thence along said property line South  $01^{\circ}46'51''$  West, a distance of 377.14 feet to the **Point of Beginning**;

thence leaving the east property line of tax parcel D0258 00027 along dividing line of tax parcel D0258 00072 and tax parcel D0258 00071 South  $88^{\circ}13'09''$  East, a distance of 825.64 feet to a point in the west right-of-way line of Quinn Road;

thence running southwardly along the west right-of-way of Quinn Road 377 feet +/- to a point of intersection with tax parcel D0258 00073;

thence leaving the west right-of-way line of Quinn Road along dividing line of tax parcel D0258 00072 and tax parcel D0258 00073 North  $88^{\circ}13'09''$  West, a distance of 826.88 feet to a point in the east property line of tax parcel D0258 00027;

thence along east property line of tax parcel D0258 00027 and west property line of D0258 00072 North  $01^{\circ}46'51''$  East, a distance of 377.15 feet to the **Point of Beginning** and containing 7.14 acres.

Tract 3  
QUINN ROAD (Portion)

**Commencing** at a point on the south right-of-way line of East Shelby Drive at the intersection of the east property line of tax parcel C0258 00408 and northwest corner of tax parcel D0258 00027 and being in the line of the Town of Corporate Limits;

thence running with the south right-of-way of East Shelby Drive and with the Town of Corporate Limits east 1,978 feet +/- to a point of intersection with west property line of tax parcel D0258 00071 and east property line of tax parcel D0258 00027;

thence continuing with the south right-of-way of East Shelby Drive and with the Town of Corporate Limits east 777 feet +/- to a point, said point being in the west right-of-way of Quinn Road and the **Point of Beginning**;

thence continuing with the projected south right-of-way of East Shelby Drive and with the Town of Corporate Limits east 51 feet +/- to a point, said point being in the east right-of-way of Quinn Road;

thence running with the Town of Corporate Limits and the west line of tax parcel C0258 00024 south 750 feet +/- to a point, said point being in the east right-of-way line of Quinn Road;

thence leaving the Town of Corporate Limits and east right-of-way line of Quinn Road North  $88^{\circ}13'09''$  West, a distance of 50.00 feet to a point in the west right-of-way line of Quinn Road and intersection of east property line of tax parcel D0258 00072 and east property line of tax parcel D0258 00073;

thence along said west right-of-way line of Quinn Road north 751 feet +/- to the **Point of Beginning** and containing 0.861 acres.

**Exhibit 5**  
**6/30/17**

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 in line with the surrounding zoning and the Town is working to improve Shelby Drive and parts of Quinn Road as a result of the related annexation for public use.*
- (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 FAR. Complete public infrastructure (sanitary sewer, water, road improvements, street lights, traffic signals, etc), easements, and design details will be addressed through a combination of the Town's plans to improve Shelby Drive and parts of Quinn Road and the plan of service.*

# EMMANUEL BAPTIST CHURCH

*Mikey Mewborn, Pastor*

945 Quinn Road, Collierville, TN 38017 (901) 854-2411 ebccollierville@gmail.com www.ebccollierville.org

I/we, the representatives of:

Parcel ID # D0258 00071 Emmanuel Baptist Church of Collierville, Inc. 0 QUINN RD Collierville, TN 38017

And

Parcel ID # D025800072 Emmanuel Baptist Church of Collierville, Inc. 945 QUINN RD Collierville, TN 38017

Requests that the Town of Collierville annex the above two parcels.

On behalf of Emmanuel Baptist Church, the following have been authorized to sign this request.

Print Name: JOHN R. MCKENNEY

Signature: *John R. McKenney*

Date: APR 10, 2017

*JOHN MAY*

*Michael Mewborn*  
*[Signature]*  
*5/10/17*

Print Name: Don S. Seward

Signature: *Don S. Seward*

Date: 5/10/17

Print Name: George P. Spencer

Signature: *George P. Spencer*

Date: 5-10-17

Print Name: STEVE J. HYDUKE

Signature: *Steve Hyduke*

Date: 5-10-17

Print Name: Jimmy K. Woodson

Signature: *Jimmy K. Woodson*

Date: 5-10-17

*Randolph M. Morris*  
*Randolph M. Morris*  
*May 10, 2017*

# TOWN OF COLLIERVILLE

Development Department  
Engineering Division

Dale Perryman, P.E.  
Town Engineer



500 Poplar View Parkway • Collierville, TN 38017 • (901) 457-2300 • FAX (901) 457-2354

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I/we, the property owner(s) of Parcel ID # D0258 00027, consent to the annexation of a portion of the subject property by the Town of Collierville for the Shelby Drive Widening Project. *AS SHOWN ON THE ATTACHED DRAWINGS.*

Cartwright Farms Partnership 11863 E. Shelby Drive Collierville, TN. 38017

Print Name: Robert T. Cartwright

Signature: Robert T. Cartwright

Date: 3/28/17

**PC17-23 - Resolution 2017-27 - A Resolution of the Board of Mayor And Aldermen of The Town of Collierville, annexing, and adopting a plan of services for 20.267 acres, located in Collierville's Reserve Area and immediately south of the current Town Limits and bound by Quinn Road and East Shelby Drive, and to incorporate the same within the corporate boundaries of the Town of Collierville.**

**PC17-22 - Ordinance 2017-12 - An Ordinance Amending the Official Zoning Map of the Town of Collierville by Zoning 20.267 Acres to FAR: Forest Agricultural Residential, Located at the southwest quadrant of East Shelby Drive and Quinn Road.**

**EXHIBITS**

1. Resolution 2017-27, with Legal Descriptions Attachment A, Location Map Attachment B, and Plan of Service Attachment C (6/30/17)
2. Existing Land Use Map, December 2016.
3. Future Land Use Map, March 2017
4. Ordinance 2017-12, with attachments (6/30/17)
5. Grounds for Amendment to the Zoning Map (6/30/17)
6. Emmanuel Baptist Church Annexation Request
7. Robert T. Cartwright Annexation Request

Mr. Jaime Groce gave the staff presentation. He explained that there are two items related to this annexation and he will combine them into one presentation. The resolution is to annex the property and the ordinance is to zone it, which will be FAR: Forest Agricultural Residential. The subject property is in the southernmost portion of the Collierville Reserve Area, south of Shelby Drive, west of Quinn Road. The effective date of annexation and zoning is tentatively set for August 28, 2017. The affected property owners are Cartwright Farms Partnership and Emmanuel Baptist Church. The purpose of the annexation is related to the Town's efforts to secure right-of-way and easements for the widening of Shelby Drive. The plans for the widening have not yet been completed but there will about 1,483 feet of road lanes in the area to be annexed. Mr. Frank McPhail, the project manager for the road widening, is available tonight if you have any questions of him. The affected property owners consent to the annexation. He reviewed the three tracts involved and explained that Municipal services will be provided to the annexed property pursuant to the Plan of Services. He reviewed the next steps for the annexation and reviewed the two example motions contained in the staff report.

Chairman Cotton asked if there were any questions of staff.

Commissioner Jordan asked is the property just to the south of the subject property is in the Town's city limits.

Mr. Groce explained that it is not in the Town of Collierville, but is in the Reserve Area.

There was a brief discussion regarding the surrounding property of what is not in the Town limits.

Hearing no further discussion, Chairman Cotton asked if there was anyone from the public who wished to speak.

Hearing none, Chairman Cotton called for a motion.

***#1 - Motion by Commissioner Rozanski, and seconded, to recommend approval of Resolution 2017-27 (Exhibit 1).***

Hearing no further questions or comments, Chairman Cotton asked Mrs. Michael to call the roll.

**Roll call:**

Bradford – yes, Tebbe – yes, Jordan – yes, Rozanski – yes, Worley – yes, Cotton – yes.

**Motion Approved**

*#2 - Motion by Commissioner Bradford, and seconded, to recommend approval of Ordinance 2017-12 (Exhibit 4).*

Hearing no further questions or comments, Chairman Cotton asked Mrs. Michael to call the roll.

**Roll call:**

Bradford – yes, Tebbe – yes, Jordan – yes, Rozanski – yes, Worley – yes, Cotton – yes.

**Motion Approved**

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DRAFT

## Shelby Drive Widening Annexation & Zoning



**Two Items:**

- Resolution 2017-27** (annex the subject property)
- Ordinance 2017-12** (zone property to FAR: Forest Agricultural Residential)

**Location:** Collierville’s Reserve Area immediately south of current Town Limits and bound by Quinn Road & East Shelby Drive

**Affected Property Owners:**

- Cartwright Farms Partnership
- Emmanuel Baptist Church

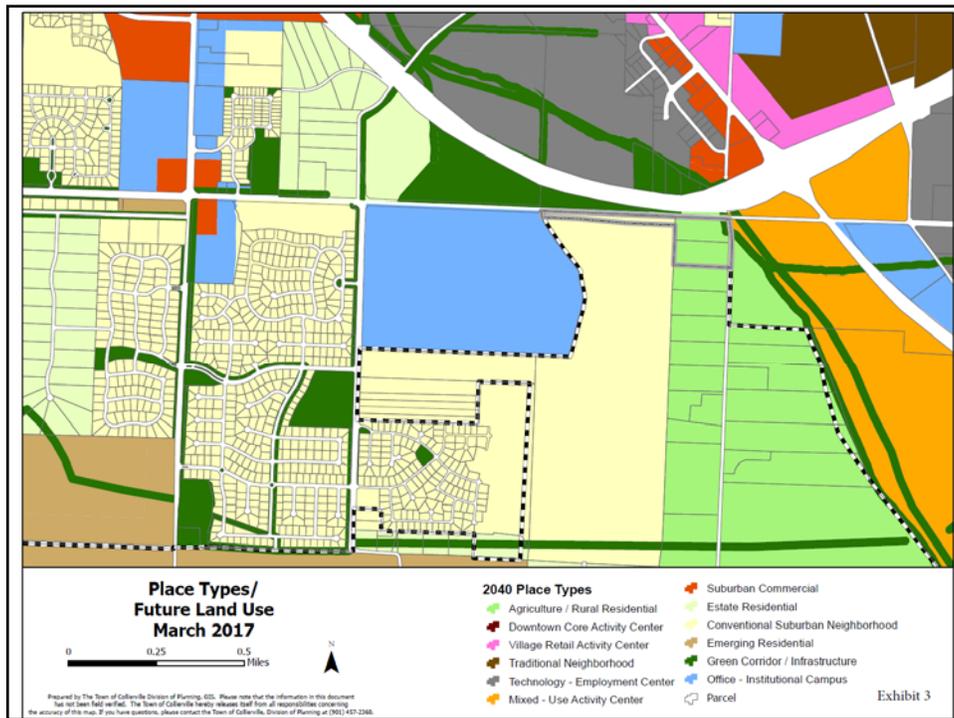
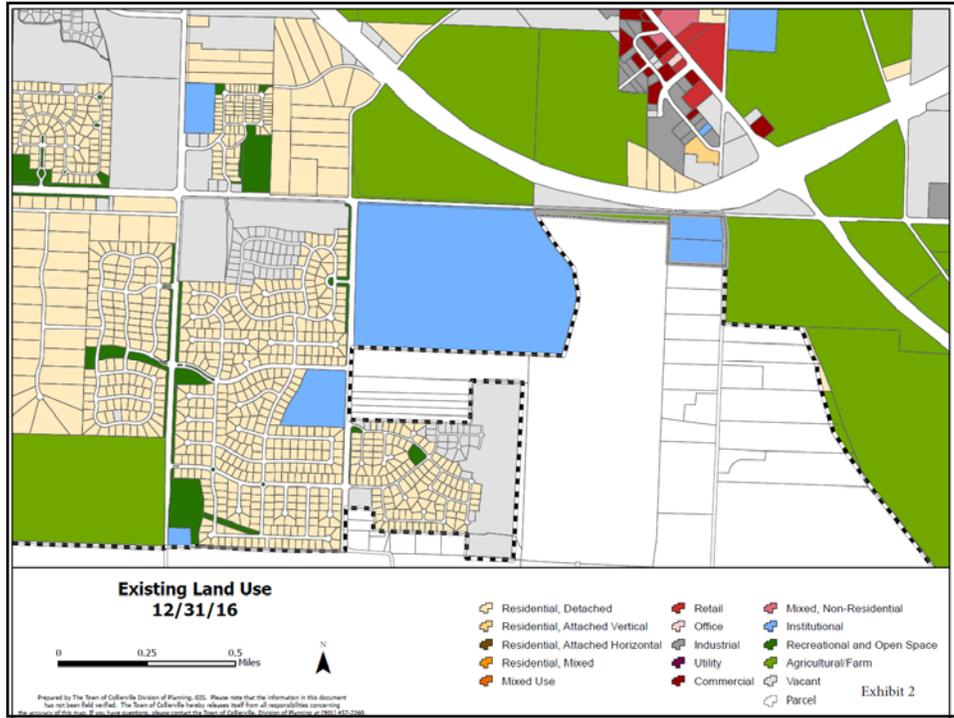
**Planning Commission**

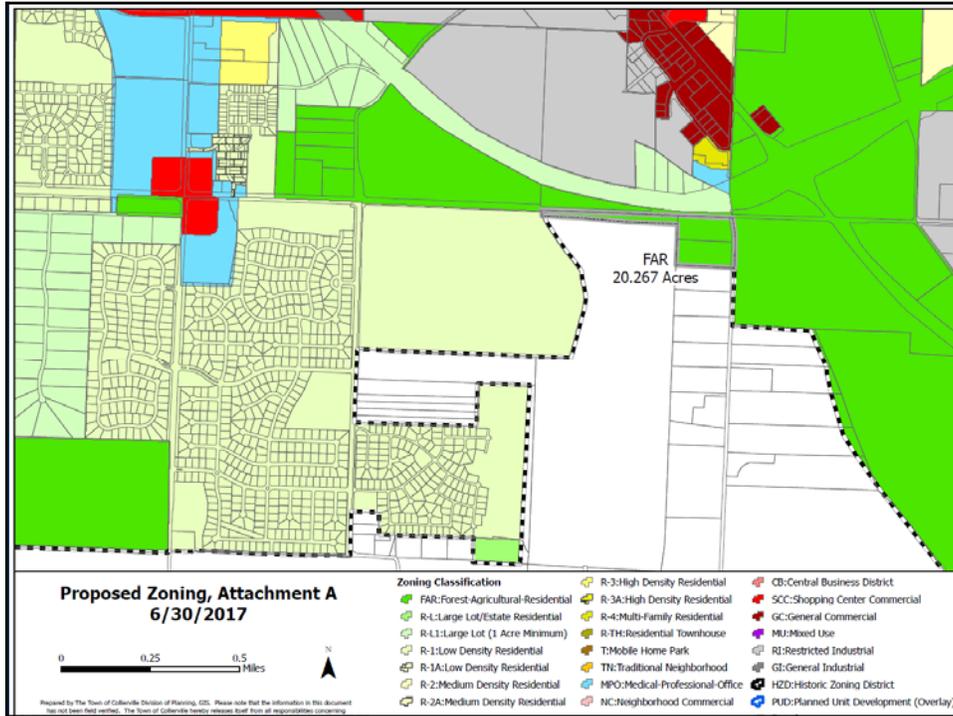
**Recommendation:** July 6, 2017 – BMA should approve both Ordinance 2017-12 and Resolution 2017-27

- The purpose of the annexation is related to the Town’s efforts to secure right-of-way and easements for the widening of Shelby Drive
  - 1,483.48 feet (0.28 miles) of road lanes in the area to be annexed)
  - The plans for the road widening have not yet been completed
- The affected property owners consent to the annexation
- The subject property is in the Collierville Reserve Area
- 3 Tracts with a Combined Size of 20.267 acres

**Figure 1 – Summary of Three Annexation Tracts**

| Tract # | Associated Parcel ID | Associated Parcel Address | Associated Address Points | Total Acreage of Property | Tract Acreage (being annexed) | Existing Land Use |
|---------|----------------------|---------------------------|---------------------------|---------------------------|-------------------------------|-------------------|
| 1       | D0258 00027          | 11863 E Shelby Dr         | 11861 & 11863 E Shelby Dr | 219 Acres                 | 5.126                         | Agricultural/Farm |
| 2       | D0258 00071          | 0 Quinn Rd                | None                      | 7.14                      | 7.14                          | Institutional     |
| 2       | D0258 00072          | 945 Quinn Rd              | 945 Quinn Rd              | 7.14                      | 7.14                          | Institutional     |
| 3       | n/a                  | n/a                       | n/a                       | 0.861                     | 0.861                         | Right-of-way      |





## Shelby Drive Widening Annexation & Zoning



**NEXT STEPS:** The effective date of annexation & zoning, if adopted tonight by the BMA, is August 28, 2017 (tonight).

**EXAMPLE MOTION #1  
(ANNEXATION AND PLAN OF SERVICES):** To approve Resolution 2017-27.

**EXAMPLE MOTION #2  
(ZONING):** To approve on Third and Final Reading Ordinance 2017-12 to zone the property FAR.