



# Town of Collierville

---

## MEMORANDUM

**TO:** Historic District Commission (HDC)

**FROM:** Donquetta Singleton, Planner  
Jaime W. Groce, Town Planner

**CC:** Planning Commission (PC)  
Board of Mayor and Aldermen (BMA)

**DATE:** 8/26/21

**SUBJECT:** **Poplar Avenue Corridor Study**

---

This corridor study was initiated after the PC's recent denial of a two (2) lot subdivision along Poplar Avenue (Perkins Minor Subdivision) and concerns raised during that process about the rationale for the surrounding building setbacks in the Cooper-College Subdivision. Questions were raised by area property owners as well as the PC, BMA, and HDC about the rhythm/spacing of homes (i.e. average lot widths, front building setbacks, and side building setbacks) on residentially-zoned lots in the Local Historic Overlay (see red limits in Figure 1 below) that front on Poplar Avenue. Those lots were the focus of this study.

Of the lots studied, 93% were zoned R-1: Low Density Residential (see Table 3 for the R-1 bulk requirements). 10% of the R-1 lots were vacant and subject to new construction. 15% of the lots studied had nonresidential uses (i.e. offices, retail, or institutional uses) and were excluded from the calculations, as the results of the study could help the HDC to better address future residential infill development patterns.



**Figure 1.** Vicinity Map

The study area was along Poplar Avenue, between Kelsey Street and just west of Fletcher Road (see parcels outlined in blue in Figure 1 and Attachment 1). Vacant lots were omitted from the front and side yard setback calculations. Nonresidential uses and vacant nonresidential lots (i.e. residential and nonresidential zoning) lots were omitted from the calculations. The average front and side yard setbacks and lot widths of all residential lots, broken down by block, can be seen in Table 1. The averages for residential lots east and west of Peterson Lake Road can be found in Table 2.

**Table 1 –Averages in Study Area for Residential Lots**

Block	Average Front Yard Setback (ft)	Average Side Yard Setback (ft)	Average Lot Width (ft)
A	79.6	35.1	114.4
B	49.8	74.1	126.2
C	94.7	54.9	113.2
D	53.0	19.4	78.7
E	93.9	52.8	112.9
F	41.4	31.9	100.8
G	23.1	19.9	68.0
H	40.9	34.8	127.9
I	61.7	101.8	170.5
J	94.8	54.0	176.0

**Table 2 –Averages for Residential Lots as they Relate to Peterson Lake Road**

Location	Average Front Yard Setback (ft)	Average Side Yard Setback (ft)	Average Lot Width (ft)
East of Peterson Lake Road (North of Poplar Avenue) Blocks C-E	80.5	42.4	101.6
East of Peterson Lake Road (South of Poplar Avenue) Blocks F-H	35.1	28.9	98.9
West of Peterson Lake Road (North of Poplar Avenue) Blocks A-B	64.7	54.6	120.3
West of Peterson Lake Road (South of Poplar Avenue) Blocks I-J	78.3	77.9	173.3

**Table 3 – R-1: Low Density Residential Zoning**

	Front Yard Setback (ft)	Side Yard Setback (ft)	Lot Width (ft)
Minimum Bulk Regulations	40	25 total (Neither side less than 10 ft)	100

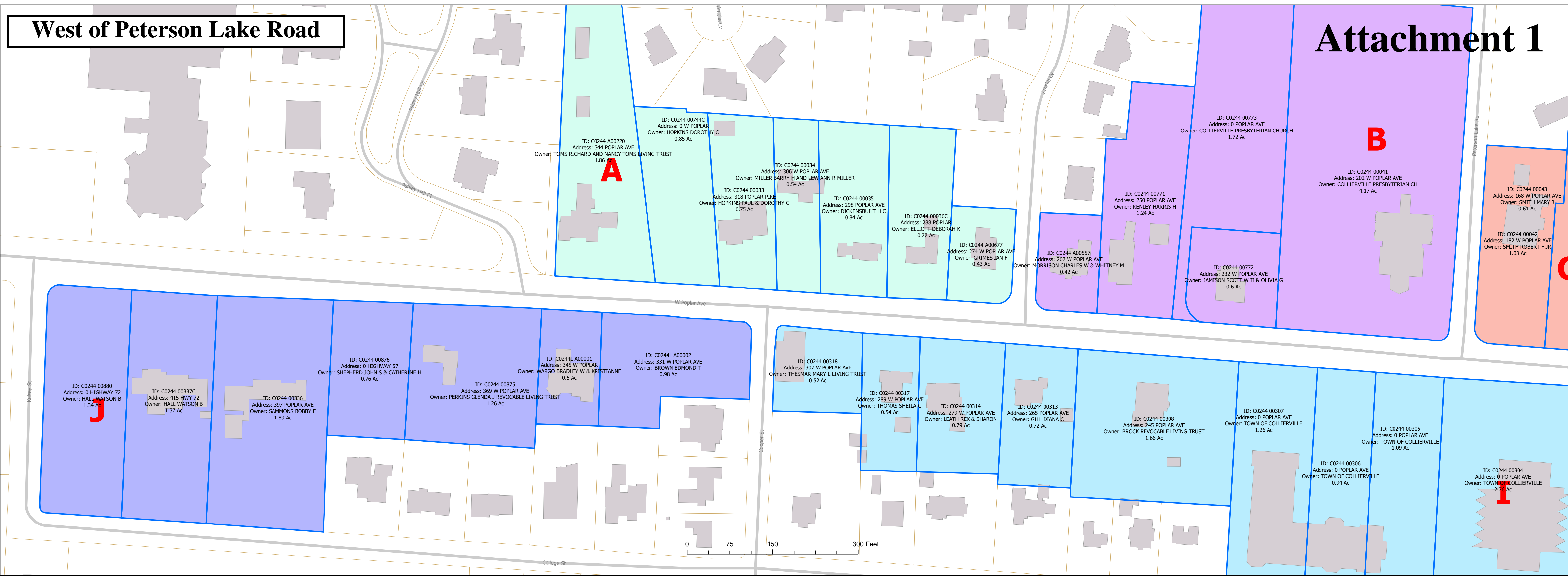
These findings can be used to determine if the HDC and BMA should establish larger lot widths, front yard setbacks, and side yard setbacks than the base zoning allows for residential lots in the Historic District. An amendment to the Historic District Design Guidelines would be the most appropriate regulatory approach for addressing these concerns. Such an amendment would occur by a resolution adopted by the BMA, after a recommendation from the HDC. Staff will present these findings at the September 2021 HDC meeting to request feedback.

Feel free to contact us at [dsingleton@collierville.gov](mailto:dsingleton@collierville.gov) or [jgroce@collierville.gov](mailto:jgroce@collierville.gov) or 901-457-2360 if you have any questions.

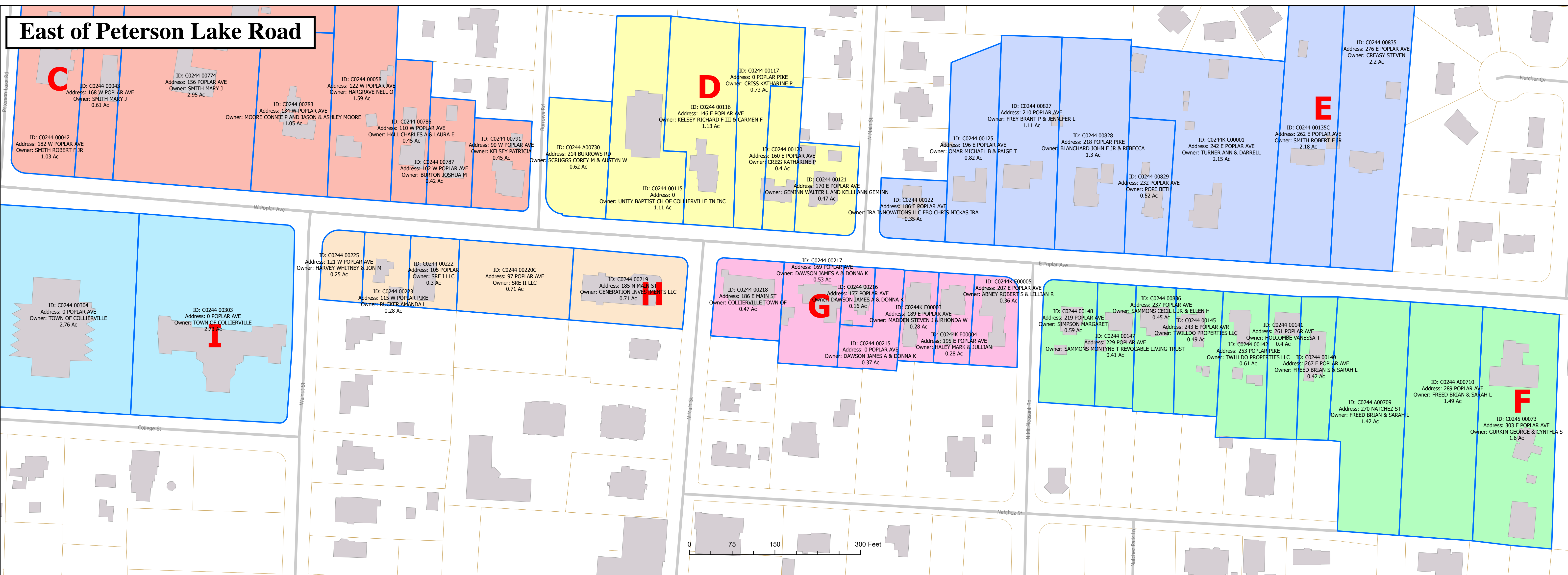
Attachment (1)

# West of Peterson Lake Road

# Attachment 1

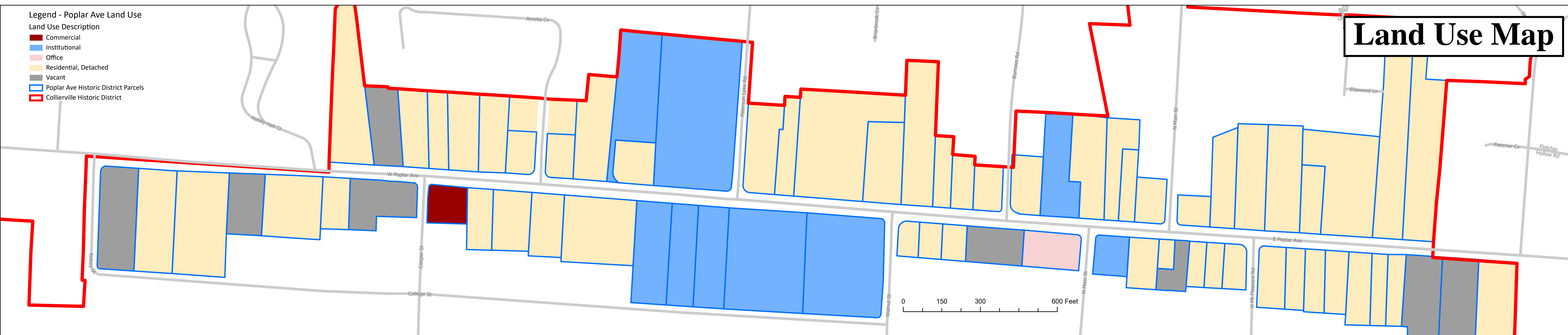


# East of Peterson Lake Road



- Legend - Poplar Ave Land Use**
- Commercial
  - Institutional
  - Office
  - Residential, Detached
  - Vacant
  - Poplar Ave Historic District Parcels
  - Collierville Historic District

# Land Use Map



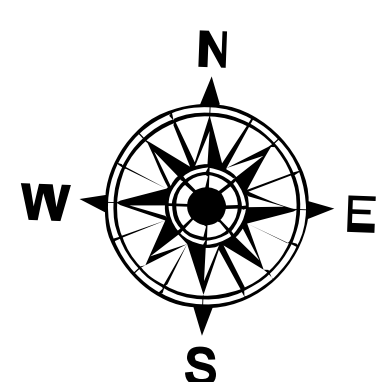
- Legend - Poplar Ave Zoning Districts**
- MPO: Medical-Professional-Office
  - MU: Mixed Use
  - NC: Neighborhood Commercial
  - R-1: Low Density Residential
  - R-3: Long Density Residential
  - TN: Traditional Neighborhood
  - Poplar Ave Historic District Parcels
  - Collierville Historic District

# Zoning Map



## Poplar Avenue Historic District Parcels

Collierville, TN



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. Date Printed: 8/2/2021 3:16