

Active Attached Housing Developments in Collierville, Tennessee as of 12/31/23 [1]

Development Name & Location	Type of Attached Dwelling	# of Units	Zoning	Year Construction Started	Year Estimated Complete	Estimated Population When Finished [3]
The Towne at Byhalia Commons – Phase 3A, 3B, & 3C	Fee Simple Townhouse [2][4]	101	R-TH & SCC w/ PD Overlay	2021	[9]	278
The Villages at Shelby Station Subdivision PD	Fee Simple Townhouse [2][4]	60	R-3A w/ PD Overlay	2023	2024	165
Schilling Farms PD Phase 66 – Water Tower District Phase 1	Stand-alone Apartments [2][5]	259	R-1 w/ PD Overlay	2023	2024	713
The Springs at Ashby Apartments	Stand-alone Apartments [2][5]	196	R-4 [6]	2024	2025	540
Grove Square Subdivision [8]	Fee Simple Townhouse [2][4]	32	TN	TBD	TBD	88
Byhalia Commons PD Area 2 (Market Core) [8]	Loft Apartments [2]	150	SCC w/ PD Overlay	TBD	TBD	413
70 Mount Pleasant Road Condominiums [8]	Multifamily (residential condos) [2]	24	TN	TBD	TBD	66
Schilling Farms – Water Tower District Phase 2 & any remaining stand-alone apartments in Area 2 of PD [7]	TBD [2][5]	286	R-1 w/ PD Overlay [6]	TBD	TBD	787
Price Farms Area 1 – Morrison Village Apartments [7]	Stand-alone Apartments [2][5]	100	R-1 w/ PD Overlay [6]	TBD	TBD	275
Ashby Planned Development, Area B [8]	Fee Simple Townhouse [2][4]	30	R-TH w/ PD Overlay	TBD	TBD	83
TOTAL ATTACHED UNITS = 1,238				TOTAL POPULATION =		3,408

- Notes:
- [1] Attached dwellings are physically connected to one or more one family dwellings by common walls. These are projects that either have had formal approval by the Town (Preliminary Site Plan, Final Site Plan, or Preliminary Subdivision Plat) or are part of an approved Planned Development (PD). Those listed as TBD have some form of prior approval that allows for these uses but it is unclear when construction will start.
 - [2] In 2012, the Collierville 2040 Land Use Plan established a “cap” on the number of new stand-alone apartment complexes that could be built at the “build-out” of the community at 3,532. The policy says stand-alone apartment complexes can only be built on existing sites zoned for such uses within the Town as of 2011 and approved (as of 2011) planned developments that have designated multi-family (standalone apartment) housing areas. Additionally, these types of dwelling units are not counted towards the maximum number of units: properties recommended for various forms of multi-family (stand-alone apartment) “infill” housing per the Downtown Collierville Small Area Plan; “Live above” and other types of residential dwellings located above ground-floor non-residential uses (e.g. retail and office); vertically-attached residential dwellings (e.g. townhouses) with fee-simple (via individually platted lots); and, (clearly documented plans for) condominium ownership.
 - [3] Average population per occupied housing unit and occupancy rates are based the U.S. Census Bureau (2018-2022) American Community Survey 5-year estimates.
 - [4] Fee simple townhouses are a one family dwelling attached to at least two or more such units in which each unit has its own access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical fire-resistant walls. Each dwelling is on an individually platted lot that can be sold. These units are not counted towards the “cap” on stand-alone apartment dwellings.
 - [5] Stand-alone apartment dwellings can be attached side-by-side, or on top of each other. Most often there are multiple structures on one lot. An entity owns and maintains the single lot and units are rented. They are not attached to nonresidential buildings, such as offices or retail. This is a commercial venture and they pay commercial property tax rates.
 - [6] R-4 Zoning, Schilling Farms PD (Area 2), and Price Farms PD (Area 1) allow for a variety of residential uses, including stand-alone apartment dwellings. These entitlements were granted prior to 2011.
 - [7] While the PD Overlay for this property allows for stand-alone apartments, a “Preliminary Development Plan,” as defined by §151.313, has not yet been approved for this property.
 - [8] Although a “Preliminary Development Plan,” as defined by §151.313, has been approved for this property, a Development Agreement has not yet been approved for this property.
 - [9] The maximum number of townhouses approved for The Towne at Byhalia Commons Phases 3A, 3B, & 3C is 161. As of 12/31/23, 60 permits for townhouses in this subdivision had already been issued with 101 vacant lots remaining. About 15-25 permits per year are assumed, for a build-out of around 2028-2029.

Source: Collierville Planning Division - Revised 2/14/24