

Stand-Alone Apartment Complexes Collierville, Tennessee as of 7/1/24 [1]

Stand-Alone Apartment Complexes - Existing/Under Construction

Status	Year Entitlements Granted [2]	Subdivision Name	Development Name	No. Of Units
Existing	1961	Williams	Ingleside Apartments	8
Existing	1966	Center Court Apartments	Center Court	40
Existing	1968	Village Square Apartments	Village Square Apartments	30
Existing	1975	Collier Village Apartments	Collier Village	96
Existing	1980	Walton Lake Apartments	Walton Lake	23
Under Construction	Between 1979-1982	Wingo Subdivision	The Springs at Ashby Apartments	196
Existing	1986	Laurel Wood Apartments	Laurel Wood	35
Existing	1989	Poplar View Meadows PD, Sec. H	The Addison	226
Existing	1994	Almadale Farms PD, Ph. 3	Dogwood Creek Apartments	280
Existing	1994	Ironwood PD, Ph. 1	Bailey Creek Apartments	232
Existing	1997	Schilling Farms PD, Ph. 47	The Signature at Schilling Farms	251
Existing	1997	Schilling Farms PD, Ph. 20	Legacy Farm Apartments	368
Existing	1997	Schilling Farms PD, Ph. 18	The Madison at Schilling Farms	324
Existing	1999	Villages of Porter Farms PD, Ph. 7	Westbrook Crossing (All Phases)	227
Existing	2007	Bailey Station PD, Ph. 6	Meridian Apartments	207
Existing	2009	Schilling Farms PD, Ph. 50	Carrington I	112
Existing	2009	Schilling Farms PD, Ph. 56	Carrington II	125
Under Construction	2009	Schilling Farms PD, Ph. 66	The Water Tower District, Phase 1	259

Total Existing Stand-alone Apartments= 3,039

Stand-Alone Apartment Complexes - Not Yet Constructed

Status	Year Entitlements Granted [2]	Subdivision Name	Development Name	No. Of Units
Unbuilt	1994	Ironwood PD, Areas 4 & 4a	TBD	102
Unbuilt	1998	Price Farm PD, Area 1	Morrison Village	100
Unbuilt	1998	Price Farm PD, Area 3	TBD	66
Unbuilt	2009	Schilling Farms PD, Areas 2 & 9	The Water Tower District, Phase 2+	286

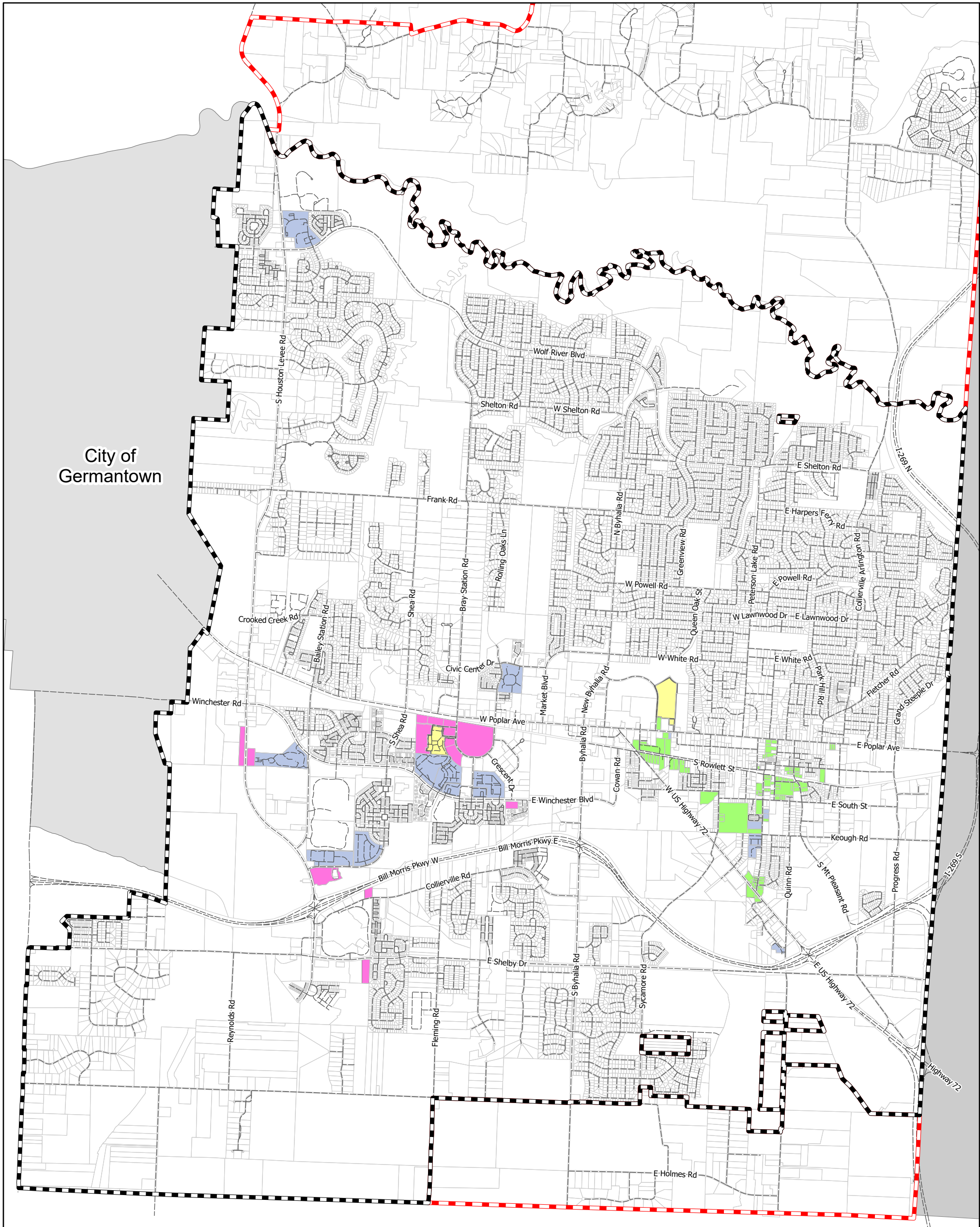
Estimated Stand-alone Apartments Not Yet Constructed= 554

Total Estimated Stand-alone Apartments at Community Build-Out= 3,593

Notes:





- [1] 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. Such uses are commercial ventures, and they pay commercial property tax rates.
- [2] The entitlements for all projects listed were granted prior to 2012 and the establishment of the "No Net Gain" policy for stand-alone apartments in the Collierville 2040 Land Use Plan. 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. The BMA has not approved any new stand-alone apartment entitlements since 2009.

Source: Collierville Planning Division – Revised 8/8/24



Existing and Future Stand-Alone Apartment* Development

Apartment Areas

-  Entitlement Area
-  Existing
-  Approved / Under Construction
-  Small Area Plan**



Updated: 07/18/2024

Notes:

* Summary of attached dwellings likely to be stand-alone (rental) apartments. "Live above" and other types of residential dwellings located above ground-floor non-residential uses (e.g. retail and office) and vertically-attached residential dwellings (e.g. duplexes) with fee-simple (via individually platted lots) or (clearly documented plans for) condominium ownership are not counted towards the "no net gain" cap on multifamily units in the 2040 plan.

** Small Area Plan: These properties in the Downtown Study Area have redevelopment potential and could be developed as stand-alone apartments per the policies in the Downtown Collierville Small Area Plan. All of these properties are not likely to develop as stand-alone apartments and, if they were, they would be small in size due to the limited acreage available. There are existing uses/structures to remain or other uses are more likely (e.g. detached residential, retail, office) per the Downtown Collierville Small Area Plan. In some cases, stand-alone apartment uses are only appropriate for a portion of the sub-areas highlighted in this map per conditions described in the applicable Small Area Plan. Properties unlikely to develop as stand-alone apartments are not shown as potential sites. Consult the Downtown Collierville Small Area Plan to see if a property is eligible for redevelopment as stand-alone apartments. The BMA clarified that stand-alone apartments are not appropriate in the I-269 Small Area Plan per a plan amendment adopted in 2014, but other forms of attached dwellings are.

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