

COLLIERVILLE



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COMPREHENSIVE PLAN

Steering Committee Meeting

September 2026



Town of Collierville

AGENDA



**Introductions &
Reflections**



**Engagement
Review**



**Plan Chapter
Review**



**Implementation
Homework**



Next Steps





INTRODUCTION and REFLECTIONS



Town of Collierville

INTRODUCTIONS



**Danny Wilson,
AICP, ISA**

Assistant
Project
Manager



**Jake Lange,
AICP**

Project
Planner

YOUR TURN!



Steering Committee

Say hi and tell us...

- What have you learned from your meetings with peers, friends, colleagues, and others in the community? What conversations went well?
- What questions remain? What new ones have appeared? What challenges have you faced?



GROUND RULES



Think Creatively



Consider public input



Work for the Town's best interest



Discuss respectfully



Be willing to come to consensus



Be prepared for meetings





ENGAGEMENT REVIEW

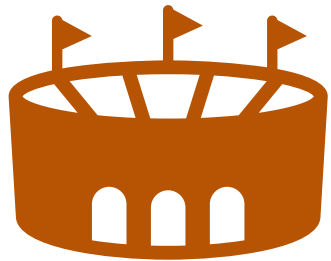


Town of Collierville

AUGUST 2026 ENGAGEMENT



Points of Contact



CHS Football Game
August 22



Neighborhood Tour and Discussion
August 23



Meetings and Workshops
August 24



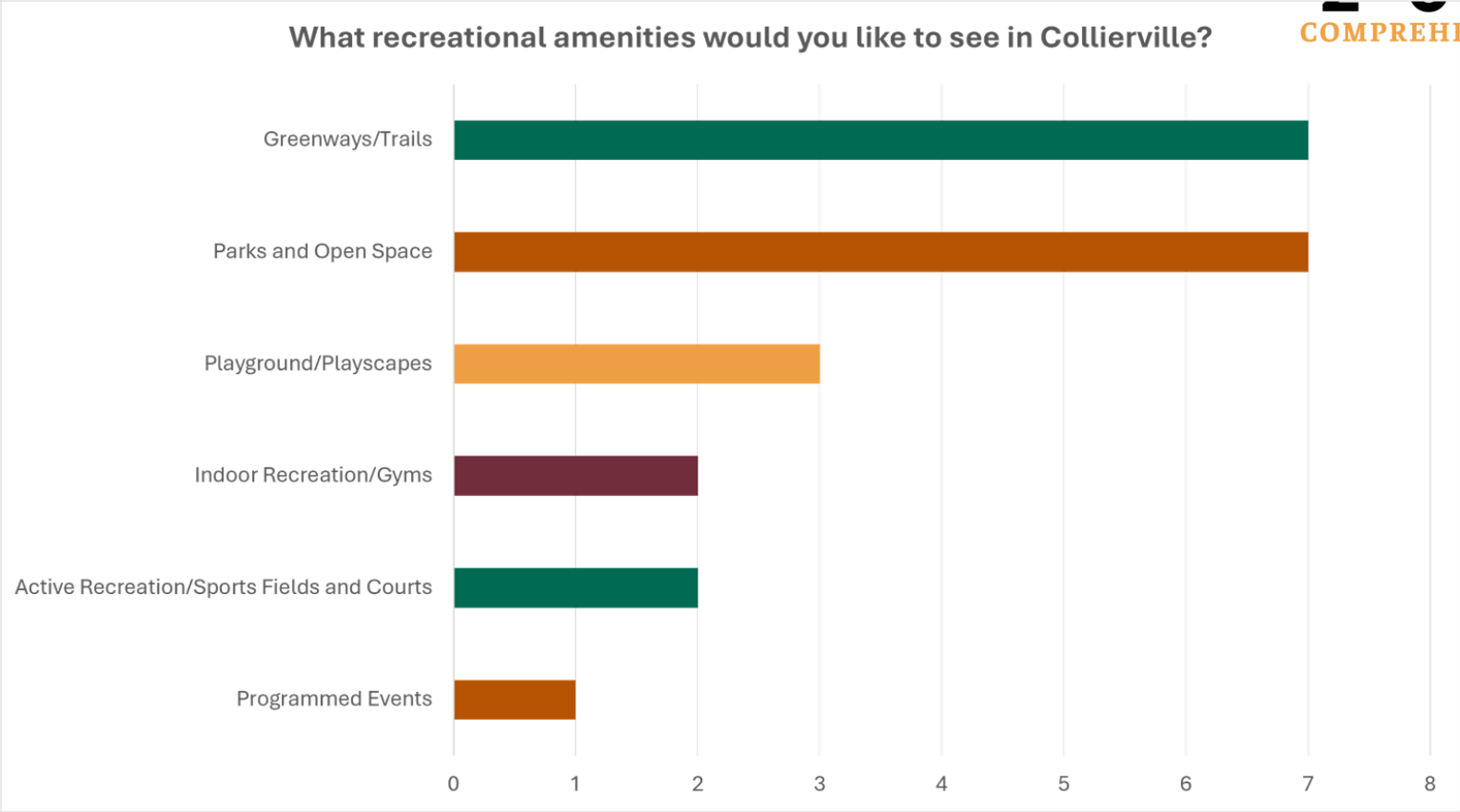
Town of Collierville

AUGUST 2026 ENGAGEMENT

Results



Boards

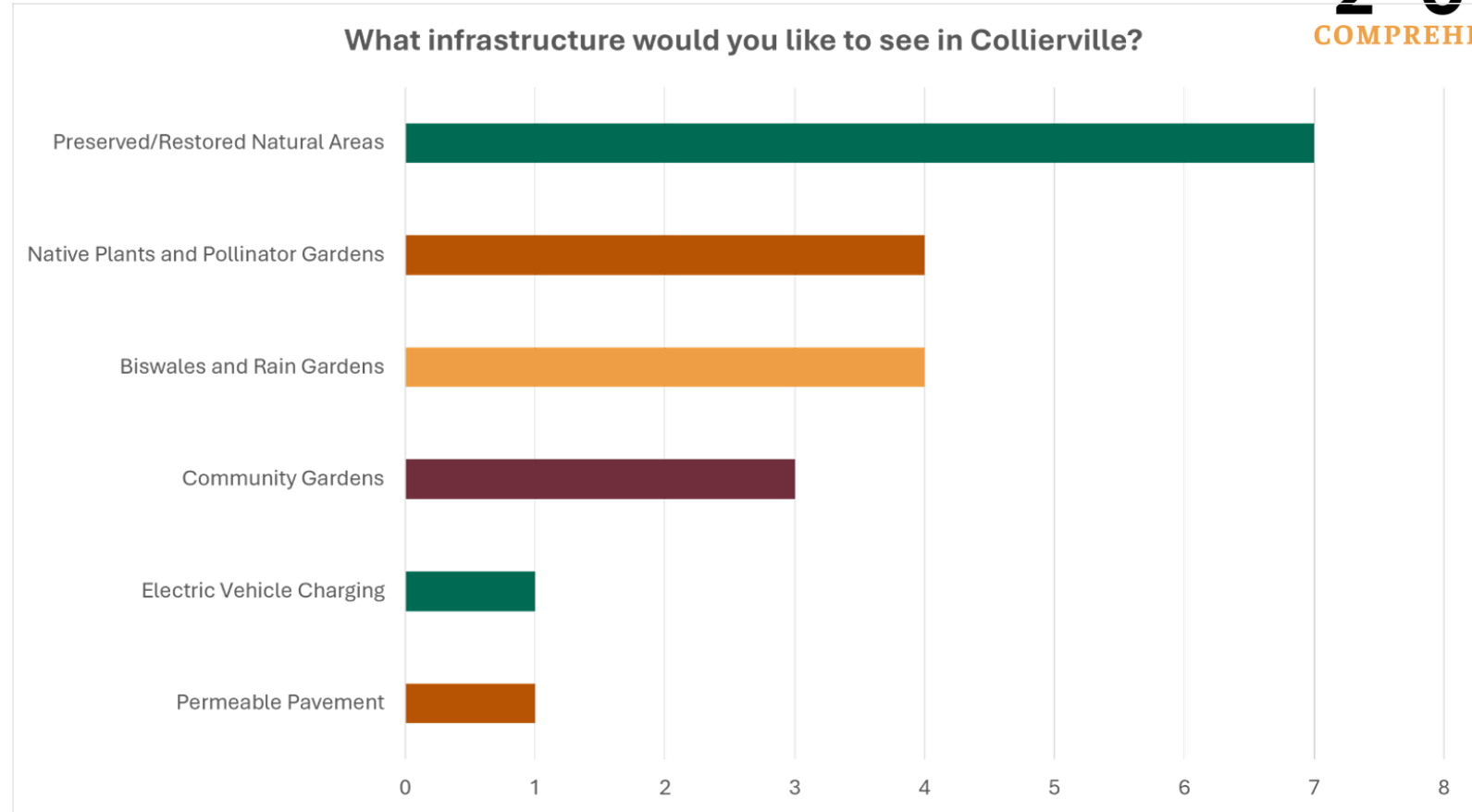


AUGUST 2026 ENGAGEMENT

Results



Boards

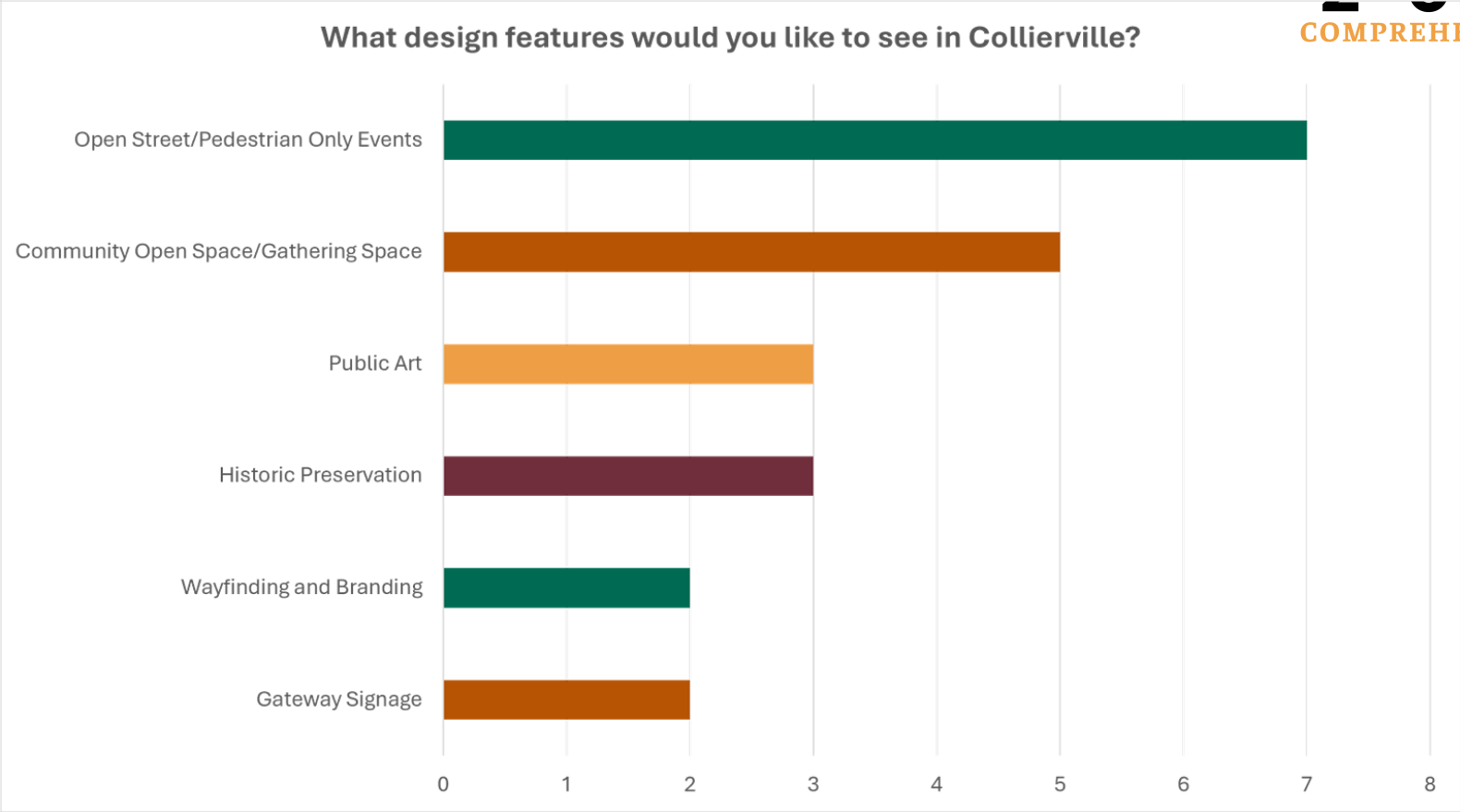


AUGUST 2026 ENGAGEMENT

Results



Boards

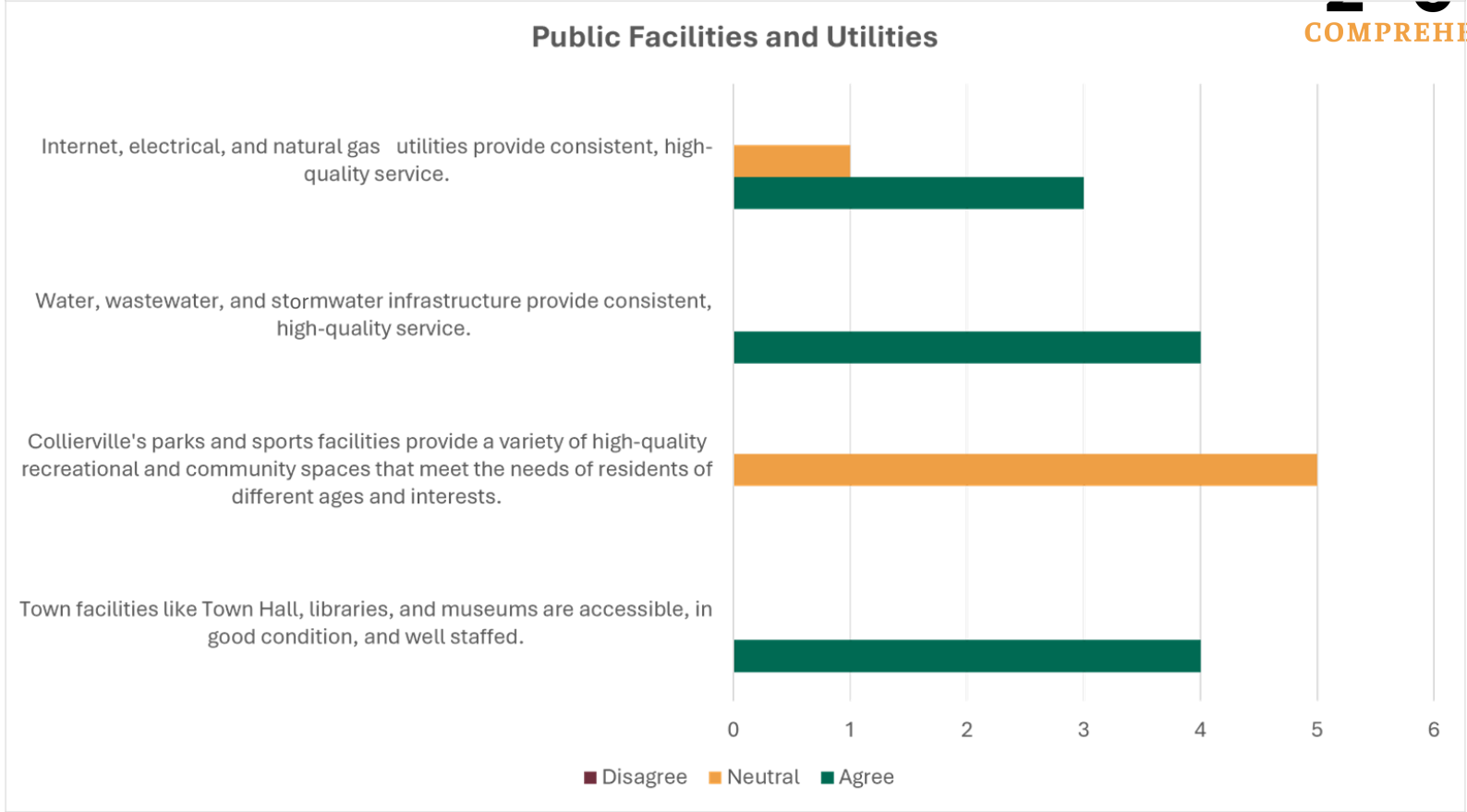


AUGUST 2026 ENGAGEMENT

Results



Boards

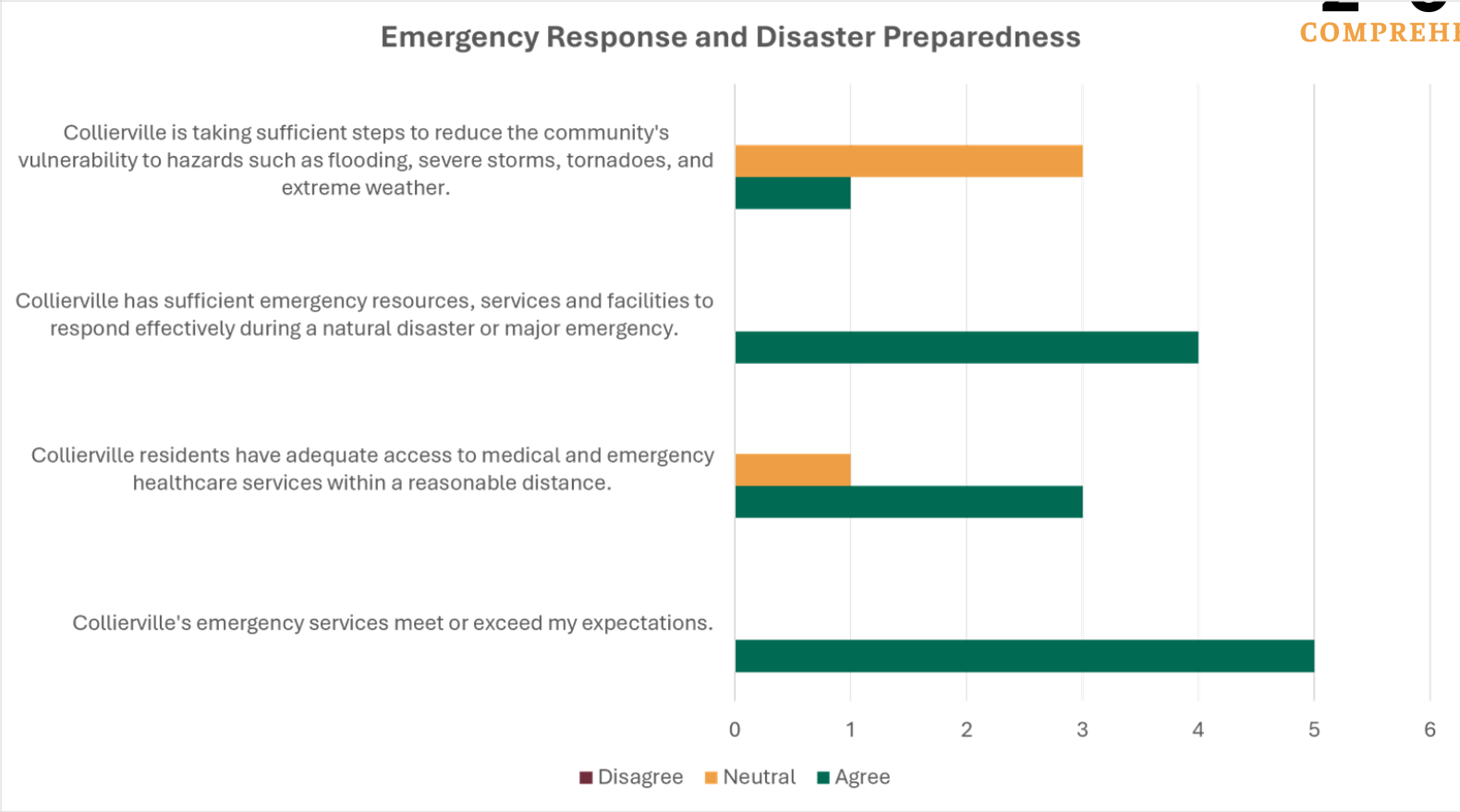


AUGUST 2026 ENGAGEMENT

Results



Boards



AUGUST 2026 ENGAGEMENT

Results



Boards

	Higher Priority	No Change	Lower Priority
Walking, Biking & Greenway System	6	1	1
New Housing	1	1	5
Commercial Business	4	4	0
Parks and Rec Spaces	3	1	0
Environmental Preservation	5	1	0
Support for Youth Programs	6	1	0
Tourism Opportunities	3	1	0
Arts and Culture	4	1	0
Community Beautification	5	2	0
Historic Preservation	4	1	0
Public Transportation	2	1	3
Improving Health and Wellness	3	3	0
Sustainable Practices	6	0	0



AUGUST 2026 ENGAGEMENT

Primary Concerns



Neighborhood Meeting

- Possible impacts of the forthcoming bus facility
- Issues with non-resident use of public park facilities driving away local users
 - Parking issues and need for different sports/activity equipment
- Desire for public transit – questions remain about the form (e.g. on-demand services for older residents vs. standard buses, etc.)
- Sidewalks, especially along paths with high potential for Middle School student pedestrian use, are needed
- More active code enforcement is desired



AUGUST 2026 ENGAGEMENT

Primary Concerns



Neighborhood Meeting

- Desire for more business activity and mixed-use development south of the railroad
- Varied perspectives on preservation, adaptive reuse, or total redevelopment of historic shotgun homes
- Desire for improved communication with the School Board
- Concern for property value impacts of proposed non-residential developments nearby



AUGUST 2026 ENGAGEMENT

Outcomes



**Monday Meetings
and Workshops**



**Staff Workshop
-
Special Planning
Areas**



AUGUST 2026 ENGAGEMENT

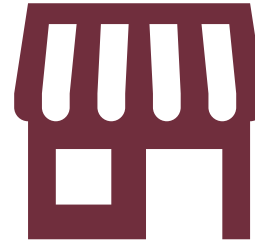
Outcomes



**Monday Meetings
and Workshops**



**Staff Workshop
-
Special Planning
Areas**



**Carriage Crossing
-
Future Visioning and
Redevelopment Needs**



AUGUST 2026 ENGAGEMENT

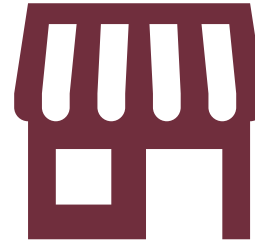
Outcomes



**Monday Meetings
and Workshops**



**Staff Workshop
-
Special Planning
Areas**



**Carriage Crossing
-
Future Visioning and
Redevelopment Needs**



**Steering Committee
-
Chapter Reviews and
Implementation**



AUGUST 2026 ENGAGEMENT

Outcomes



Monday Meetings
and Workshops



BMA Workshop
-
Implementation

 Preserve Community Character & Identity	1, 3, 18
 Support Safe, Connected Neighborhoods	1, 7, 14, 18
 Enhance Mobility & Connectivity for All Users	1, 7, 14, 18
 Strengthen Parks, Green Spaces, & Public Gathering Spaces	1, 18, 19, 21, 25
 Promote Sustainable & Thoughtful Growth	1, 3, 18
 Foster a Strong, Local Economy	1, 3, 15, 18

AUGUST 2026 ENGAGEMENT

Outcomes



**Monday Meetings
and Workshops**



**BMA Workshop
-
Implementation**



**BMA Meeting
-
General Updates**





PLAN CHAPTER REVIEW



Town of Collierville

Ch. 2 - COMMUNITY VISIONING

Primary Questions:

- Do you agree with these draft community values?
- Do you agree with the draft vision statement?



Ch. 3 – LAND USE PLAN

Primary Questions:

- Are the Place Type categories correct as tools for guiding future development?
- Are they in the right places on the map?
- Are there any locations with greater opportunity than this map would realize?
- Are there any locations envisioned for more intensive development than the nearby community will accept?



Ch. 5 - HOUSING and NEIGHBORHOODS

Primary Questions:

- Are there additional opportunities for residential infill and/or revitalization?
- Are there areas in which you expect to see significant new “greenfield” housing development in the future?
- Are there established neighborhoods that need additional protection from encroachment by incompatible uses?
- Are there areas that have potential for greater neighborhood organization and cohesion to emerge in the future?
- Do you agree with the goals for the Town’s future housing supply and neighborhood support? Is anything wrong? Is anything missing?





QUICK DETOUR!

Ch. 5 - HOUSING and NEIGHBORHOODS

Let's talk about Guest Houses



Town of Collierville

Ch. 6 - ECONOMIC DEVELOPMENT

Primary Questions:

- Is the right mix of commercial and industrial types identified for the future of the US-72 corridor?
- Is the mixture of conventional, auto-oriented general commercial and more walkable mixed-use development correct north of Poplar?
- Are the Town Square and Carriage Crossing appropriately supported for future economic growth and redevelopment initiatives?
- Do you agree with the goals for the Town's future economic development strategy and key investment areas? Is anything wrong? Is anything missing?





IMPLEMENTATION



Town of Collierville

HOMEWORK!



COLLIERVILLE 2050 COMPREHENSIVE PLAN
Implementation Priorities Worksheet

Action Bank

1. Adopt a Unified Development Ordinance

2. Update the Zoning Map

3. Adopt a Commercial Corridor Overlay District

4. Establish Residential Density Bonuses

5. Acquire Housing Grants

6. Incentivize Attainable Housing Construction

7. Adopt a Complete Streets Policy

8. Create a Roadway Safety Action Plan

9. Construct Shared-Use Pathways near Existing Roadways

10. Install Multimodal Wayfinding Signage

11. Update Street Design Standards

12. Establish a Vision Zero Policy

13. Adopt an Access Management Policy

14. Update the Major Road Plan

15. Recruit Headquarters and Major Employers

16. Evaluate and Implement New Economic Development Incentives

17. Establish Policy Support for Redevelopment at Carriage Crossing

18. Coordinate Infrastructure Investment with Economic Development Projects

19. Conduct a Feasibility Study for a Regional Sports Complex

20. Update Floodplain Management Policies

21. Update the Long Range Parks and Recreation Master Plan

22. Create and Implement Policy and Regulatory Support for Green Infrastructure and Low-Impact Development

23. Implement the Downtown Small Area Plan

24. Perform a Public Safety Facility Needs Assessment

25. Invest in Stormwater Infrastructure and LID Implementation

1. Using the Action Bank provided, **identify the top 10 changes** you'd like to see in Collierville over the **next 25 years**. Rank them from most important (1) to least important (10).

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

2. Reflect on the 10 changes you selected. Implemented together, how would these actions **alter the feel** of Collierville? **Write 5 adjectives** to describe this feeling (EX: safe, unsafe, connected, disconnected, fun, boring, etc).

1. _____

2. _____

3. _____

4. _____

5. _____



COLLIERVILLE 2050 COMPREHENSIVE PLAN
Implementation Priorities Worksheet

5. You have now considered the implications of your preferred Town actions on Collierville's feeling and aesthetic. **Do these outcomes align with the six Community Values identified below?** Write each action item next to the Community Value it fulfills (actions may be repeated under multiple values). If an action item does not fulfill a value, leave it off of the table.

 Preserve Community Character & Identity	
 Support Safe, Connected Neighborhoods	
 Enhance Mobility & Connectivity for All Users	
 Strengthen Parks, Green Spaces, & Public Gathering Spaces	
 Promote Sustainable & Thoughtful Growth	
 Foster a Strong, Local Economy	

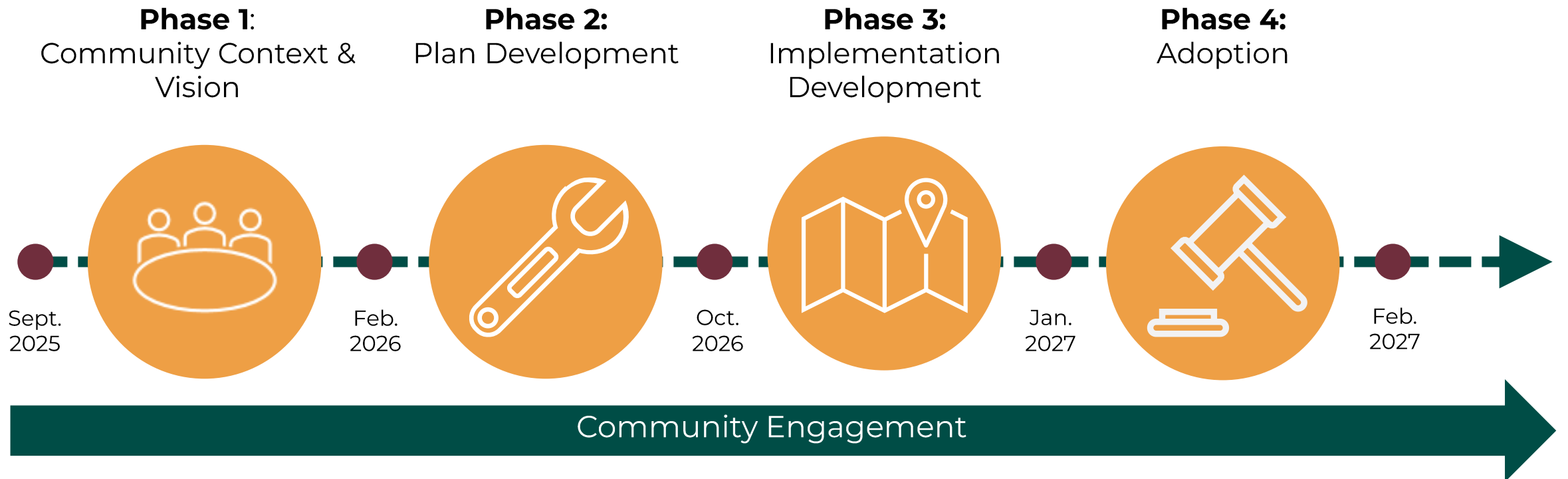


NEXT STEPS



Town of Collierville

PROJECT TIMELINE



NEXT STEPS



**PLAN DRAFTING
AND REFINEMENT**



**STEERING
COMMITTEE
MEETINGS**



**IN-PERSON
ENGAGEMENT**



**ADOPTION
PROCESS**





**THANK
YOU!**



**Stay up to date by regularly
visiting our project website!**

colliervilletn.gov/GetOnBoard