

COLLIERVILLE



2 0 5 0

COMPREHENSIVE PLAN

Steering Committee Meeting

February 10, 2026



Town of Collierville

AGENDA





INTRODUCTION and REFLECTIONS

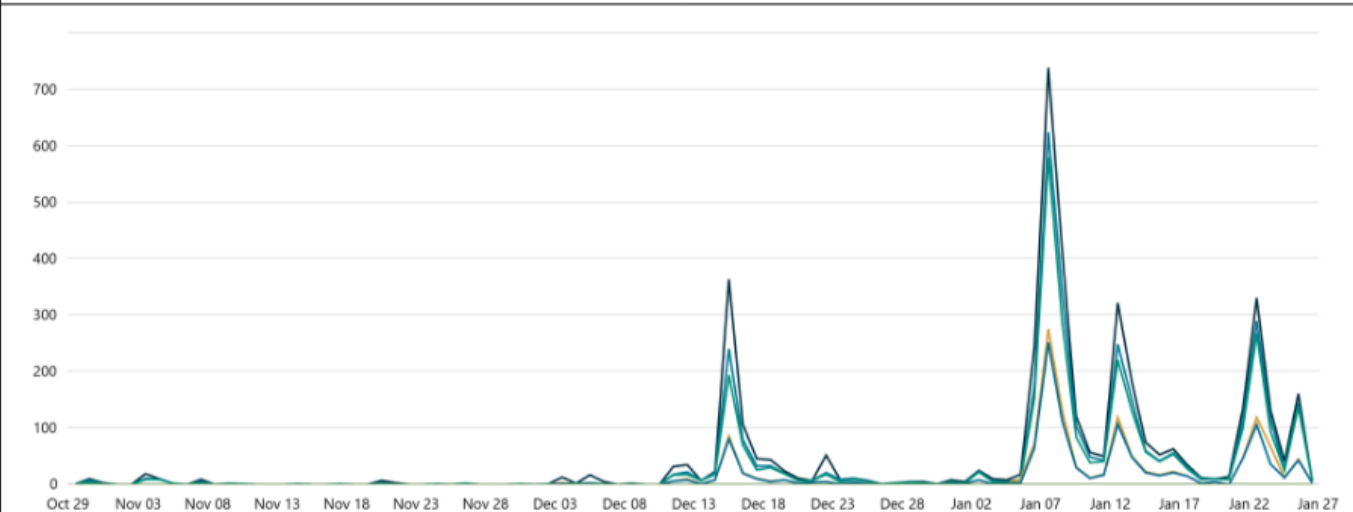


Town of Collierville

ENGAGEMENT RESULTS

Performance Summary

Information regarding key visitation and utilisation metrics for your Site or projects.



4,180
Views

3,314
Visits

2,600
Visitors

1,290
Contributions

1,044
Contributors

0
Followers

Views - The number of times a Visitor views any page on a Site.

Visits - The number of end-user sessions associated with a single Visitor.

Visitors - The number of unique public or end-users to a Site. A Visitor is only counted once, even if they visit a Site several times in one day.

Contributions - The total number of responses or feedback collected through the participation tools.

Contributors - The unique number of Visitors who have left feedback or Contributions on a Site through the participation tools.

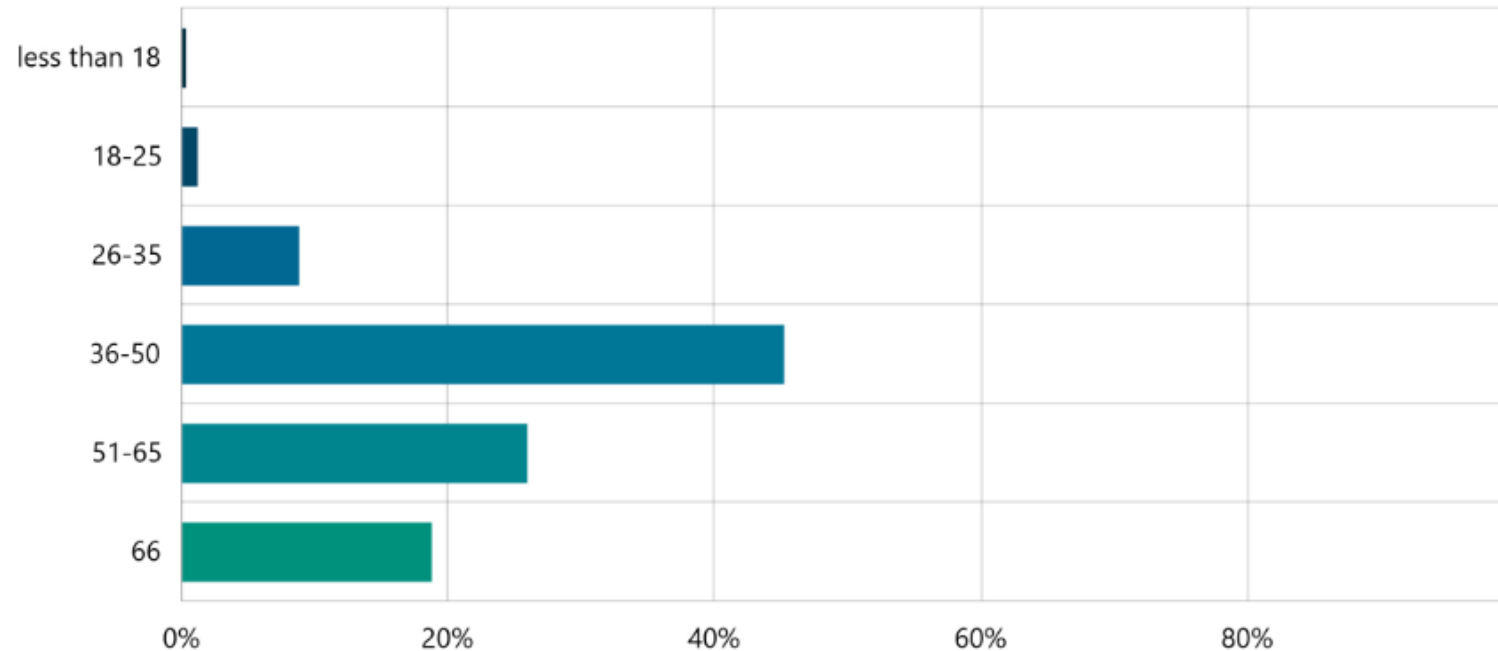
Followers - The number of Visitors who have 'subscribed' to a project using the 'Follow' button.



ENGAGEMENT RESULTS

1. How old are you? (select one)

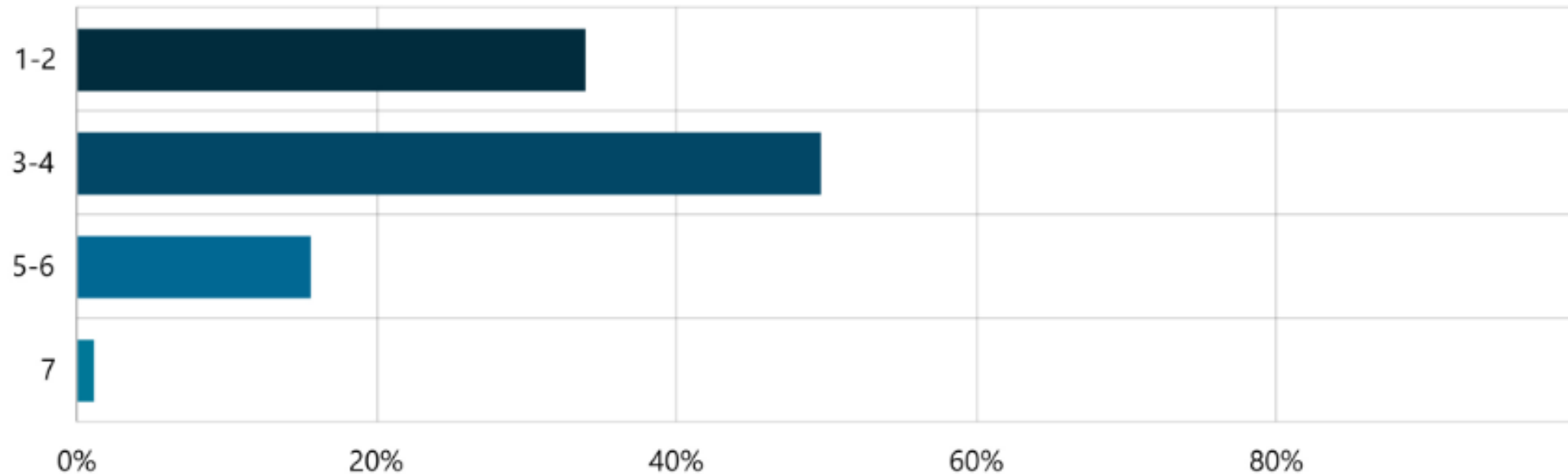
Select Box | Skipped: 9 | Answered: 1,116 (99.2%)



ENGAGEMENT RESULTS

2. How many people live in your household? (select one)

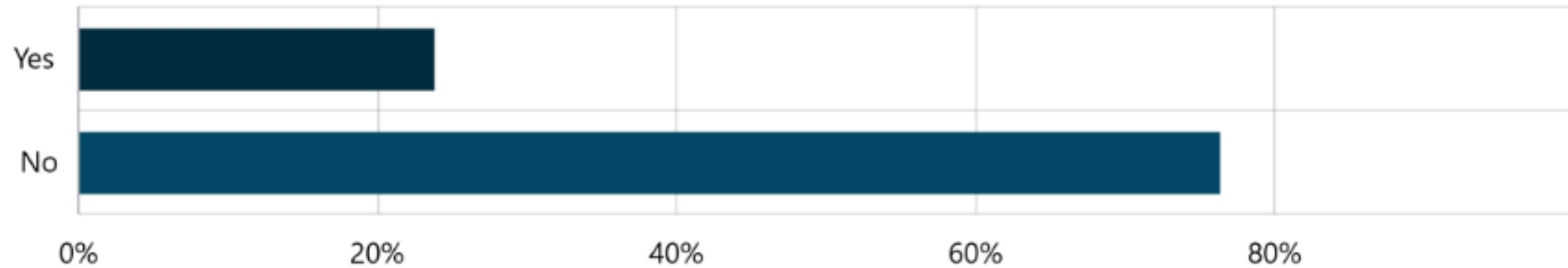
Select Box | Skipped: 11 | Answered: 1,114 (99%)



ENGAGEMENT RESULTS

3. Do you live in a multigenerational household? (select yes or no)

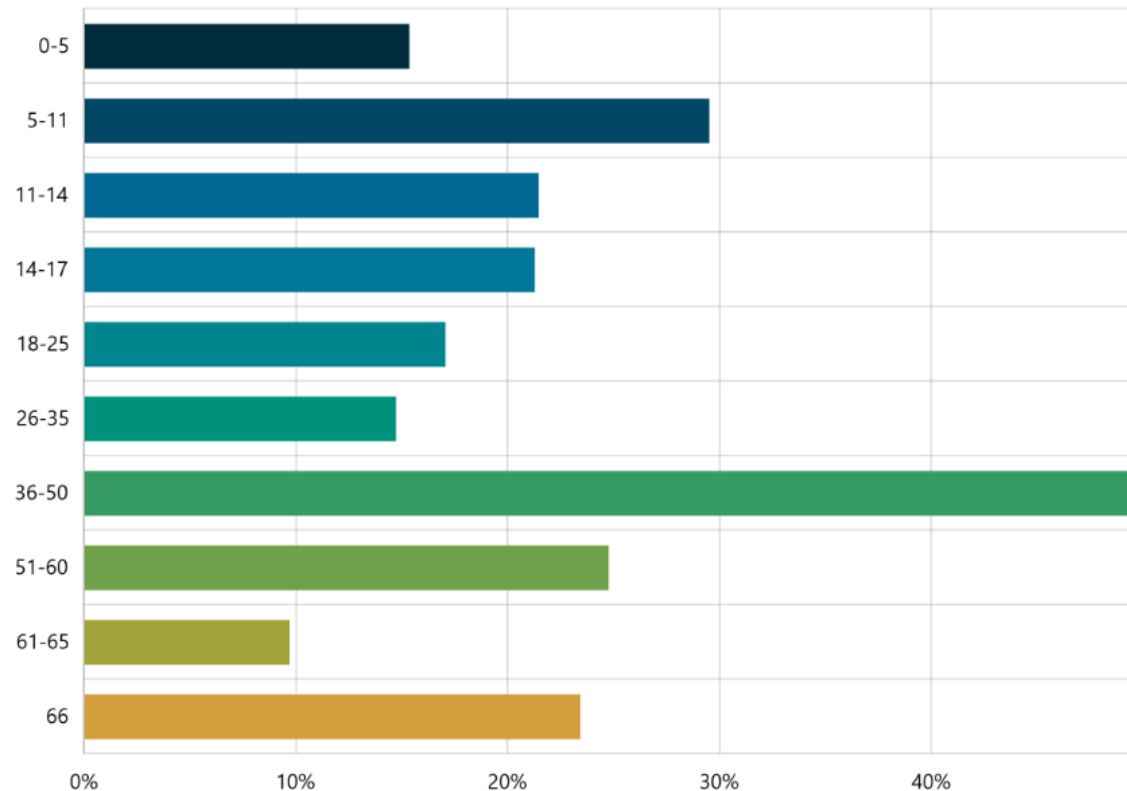
Select Box | Skipped: 30 | Answered: 1,095 (97.3%)



ENGAGEMENT RESULTS

4. Age of occupants in household (choose all that apply)

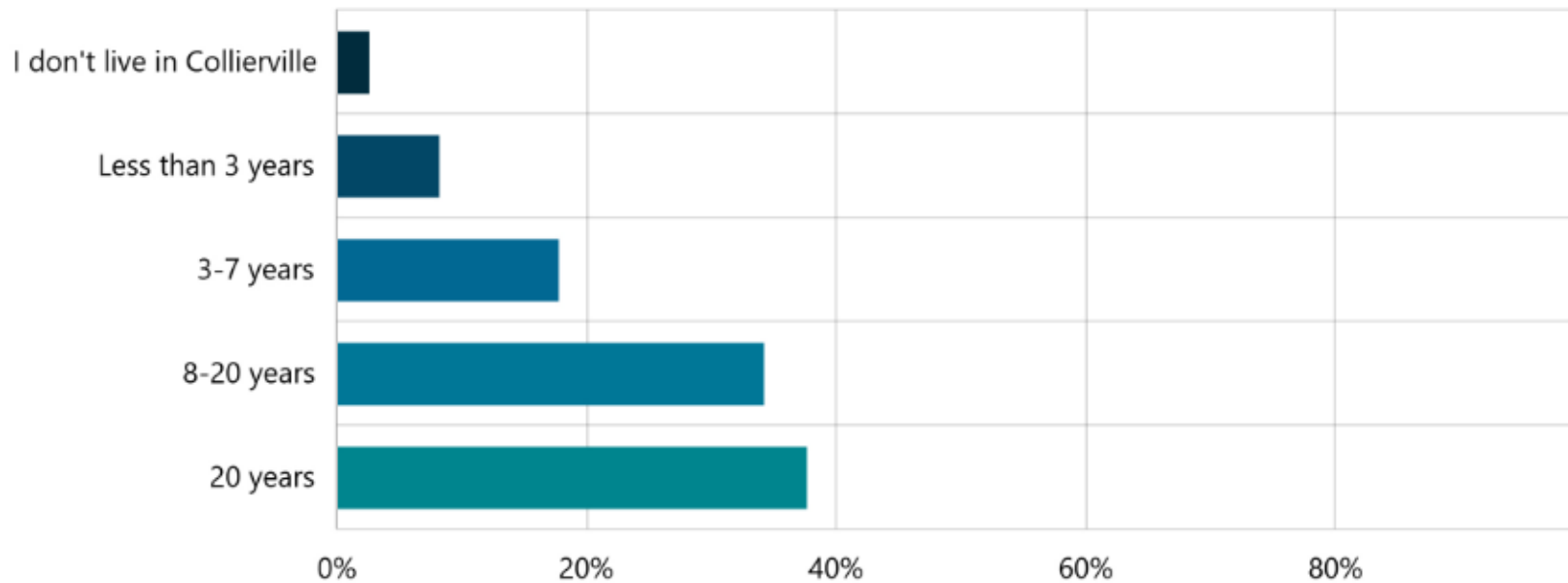
Multi Choice | Skipped: 9 | Answered: 1,116 (99.2%)



ENGAGEMENT RESULTS

6. How long have you lived in Collierville? (select one)

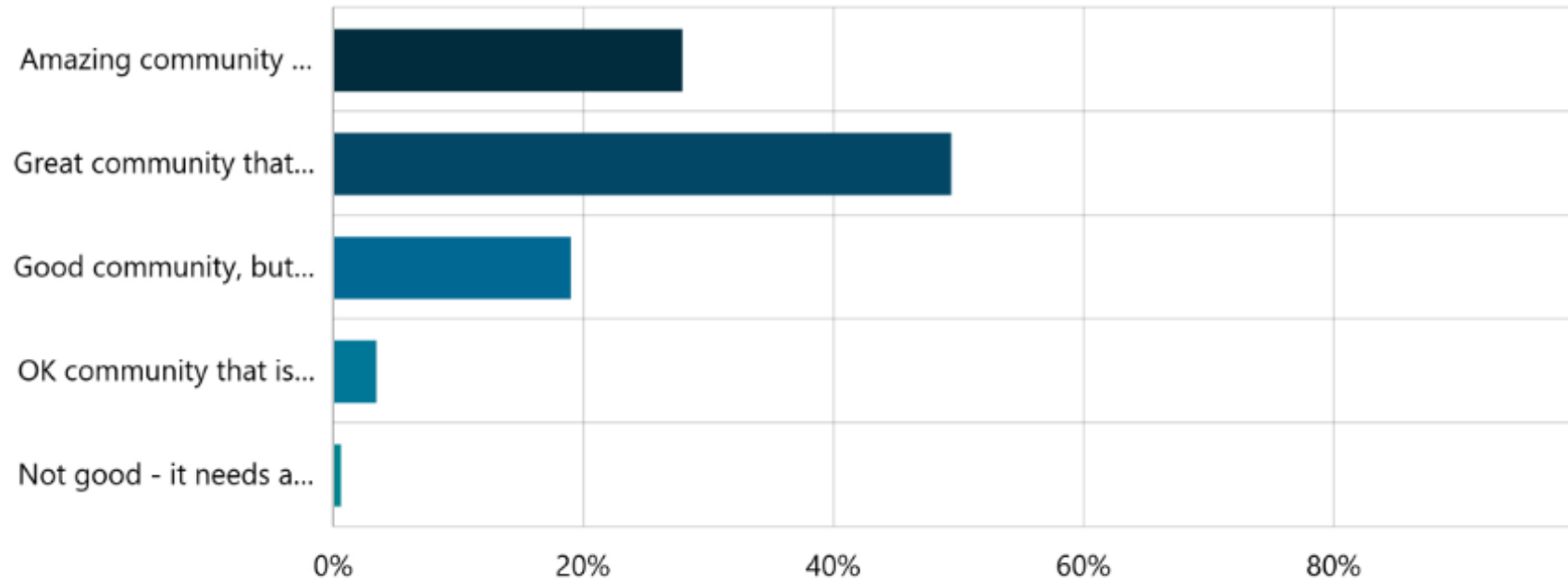
Select Box | Skipped: 17 | Answered: 1,108 (98.5%)



ENGAGEMENT RESULTS

7. Overall, how do you feel about Collierville? (select one)

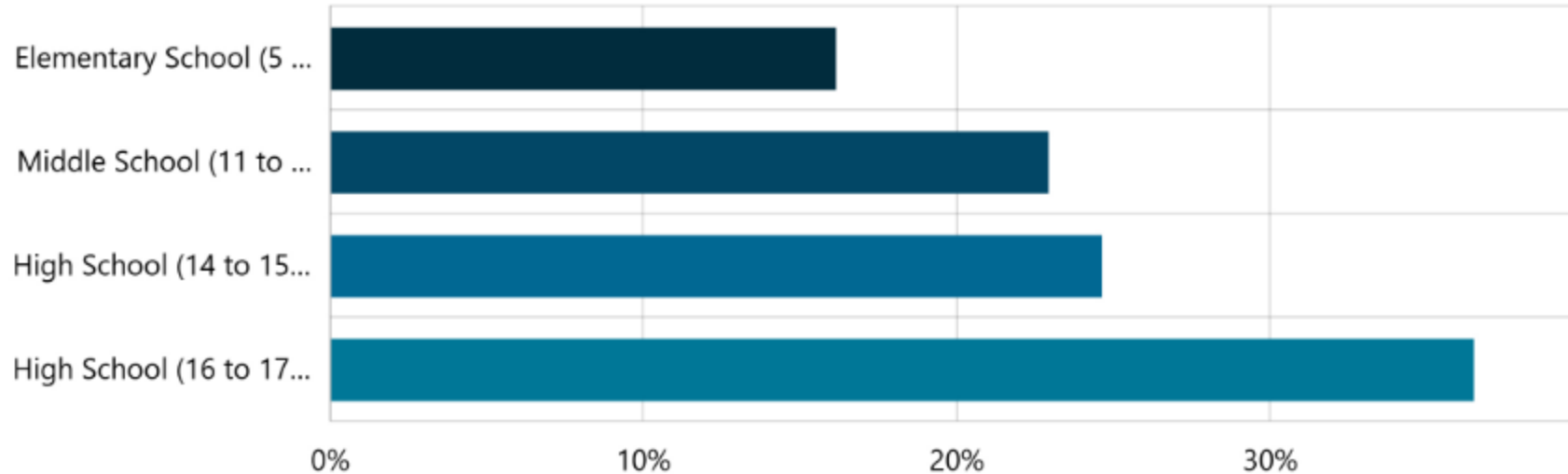
Select Box | Skipped: 26 | Answered: 1,099 (97.7%)



ENGAGEMENT RESULTS

1. How old are you? (select one)

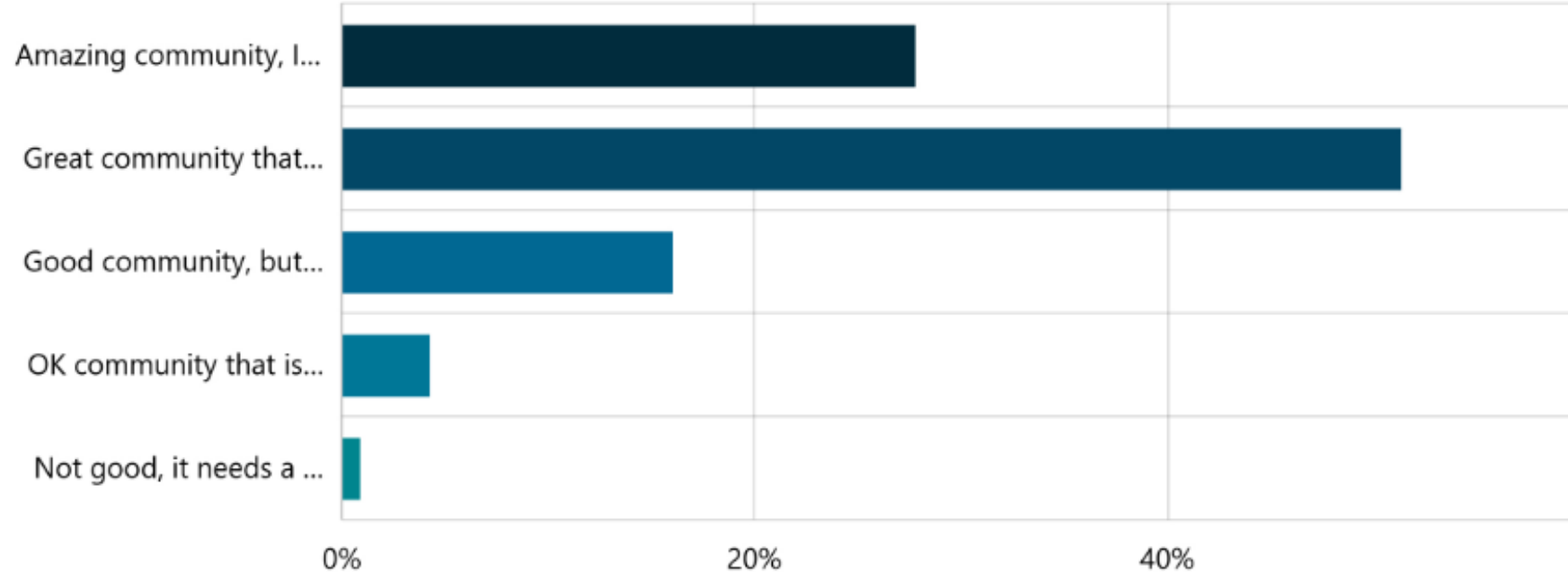
Multi Choice | Skipped: 1 | Answered: 118 (99.2%)



ENGAGEMENT RESULTS

2. Overall, how do you feel about Collierville? (select one)

Multi Choice | Skipped: 0 | Answered: 119 (100%)



YOUR TURN!



Community Meetings

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





EXISTING CONDITIONS



Town of Collierville

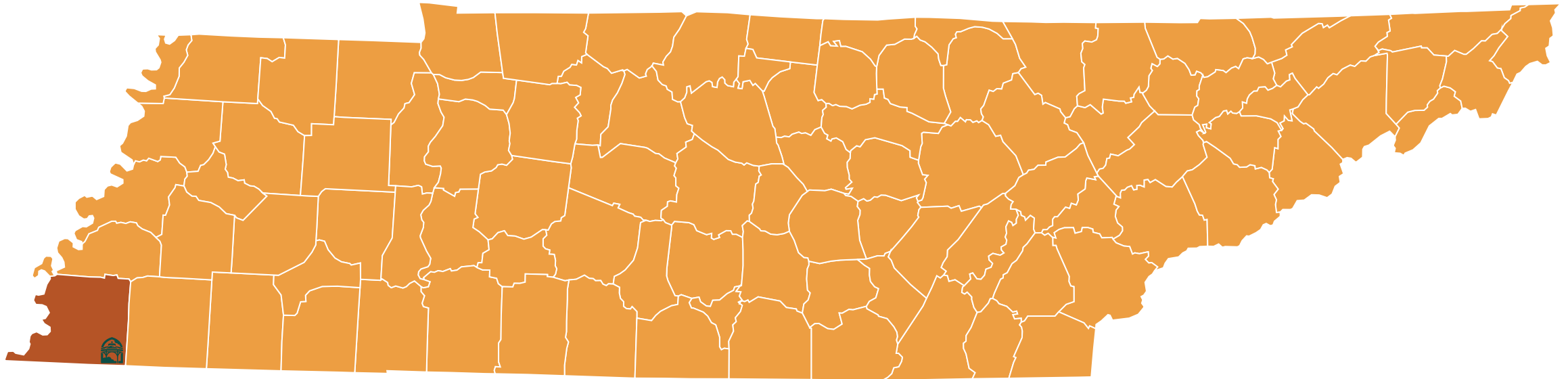
POPULATION

COLLIERVILLE



2050

COMPREHENSIVE PLAN



2025 Population

7,245,884*
911,676*
51,146**

Median Age

39.8
37.6
41.2

Source: *ESRI Business Analyst; **Town Provided Estimates



Town of Collierville

POPULATION



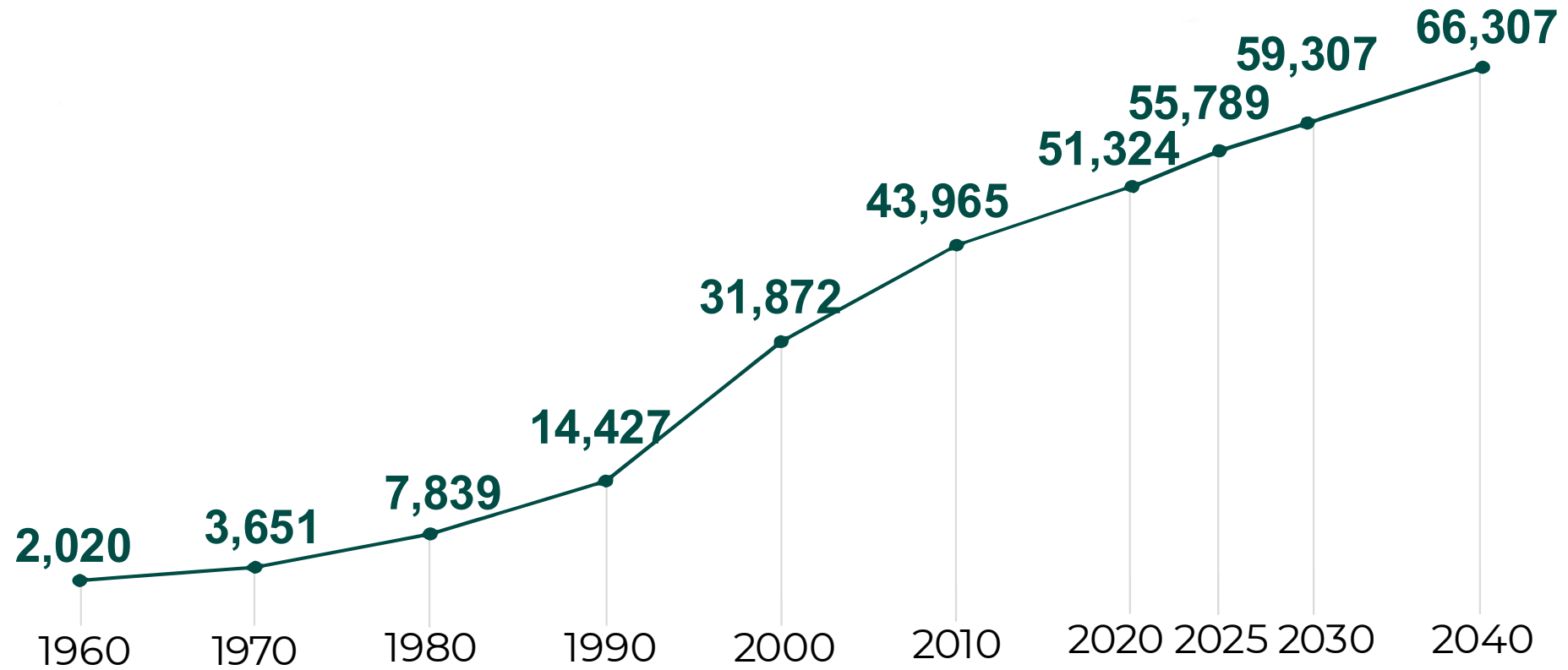
Year	Population	Population Change (#)	Population Change (%)
1960	2,020	867	75.2%
1970	3,651	1,631	80.7%
1980	7,839	4,188	114.7%
1990	14,427	6,588	84%
2000	31,872	17,445	120.9%
2010	43,965	12,093	37.9%
2020	51,324	7,359	16.7%
2021	51,913	589	1.1%
2022	52,929	1,016	2%
2023	53,406	477	0.9%
2024	54,230	824	1.5%

Source: ACS 5-Year, 2019-2023 & ESRI 2025



Town of Collierville

POPULATION



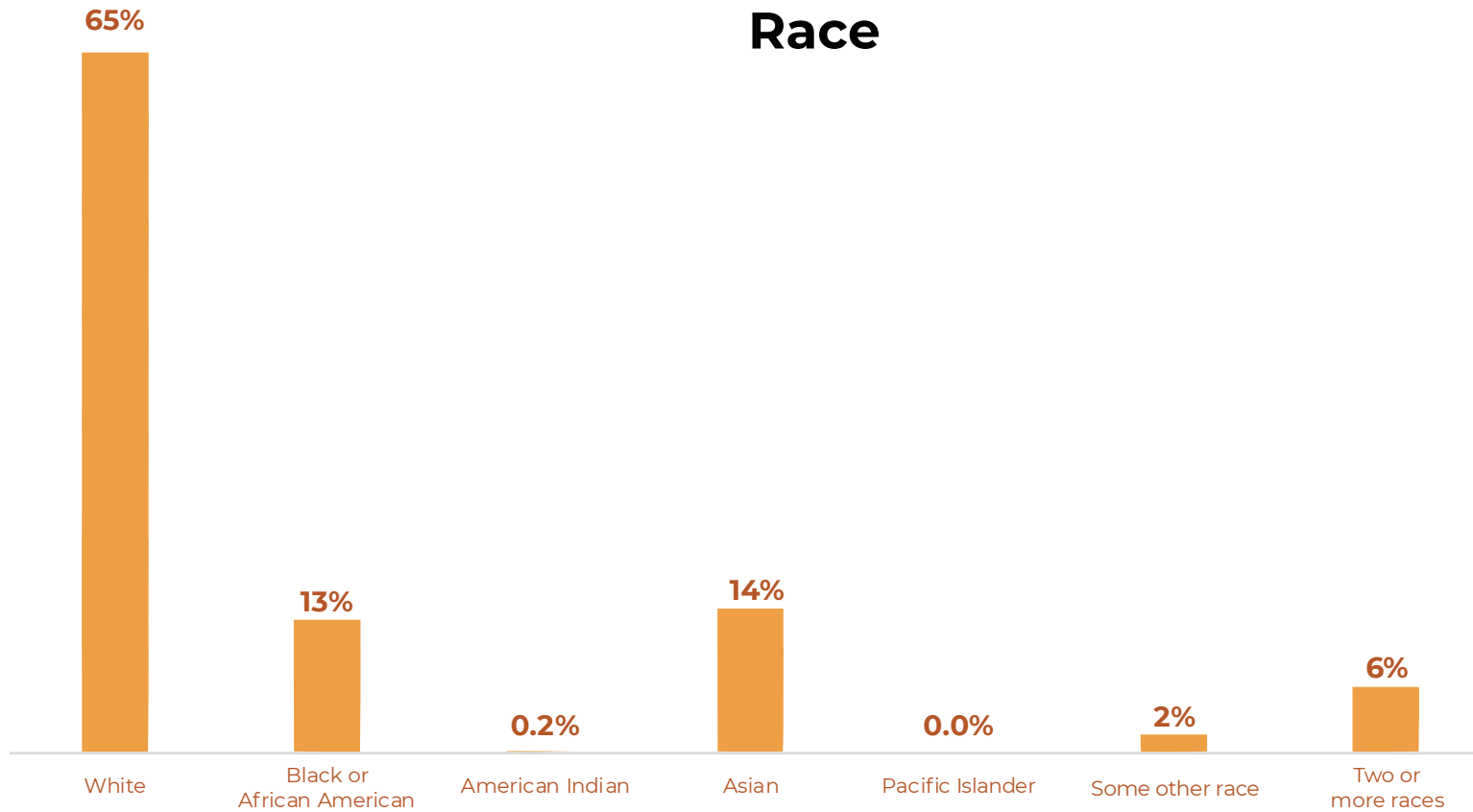
Source: ACS 5-Year, 2019-2023 & ESRI 2025



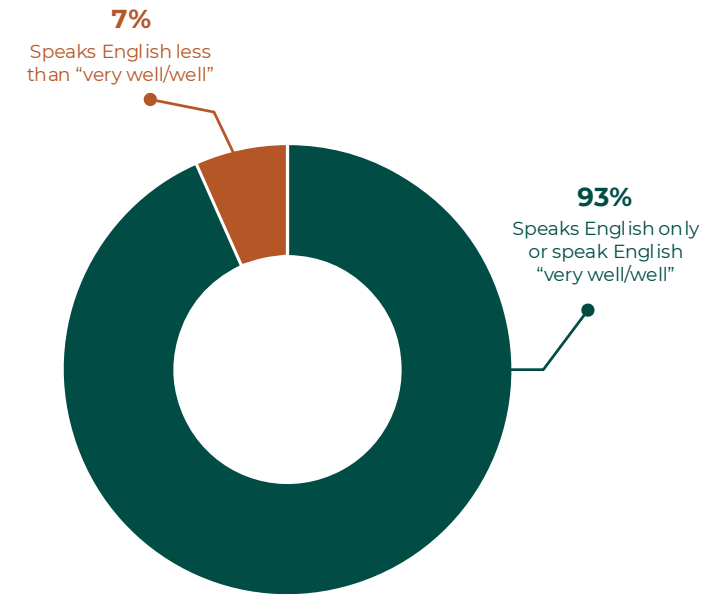
Town of Collierville

POPULATION

Race



Primary Language



Source: ESRI 2025

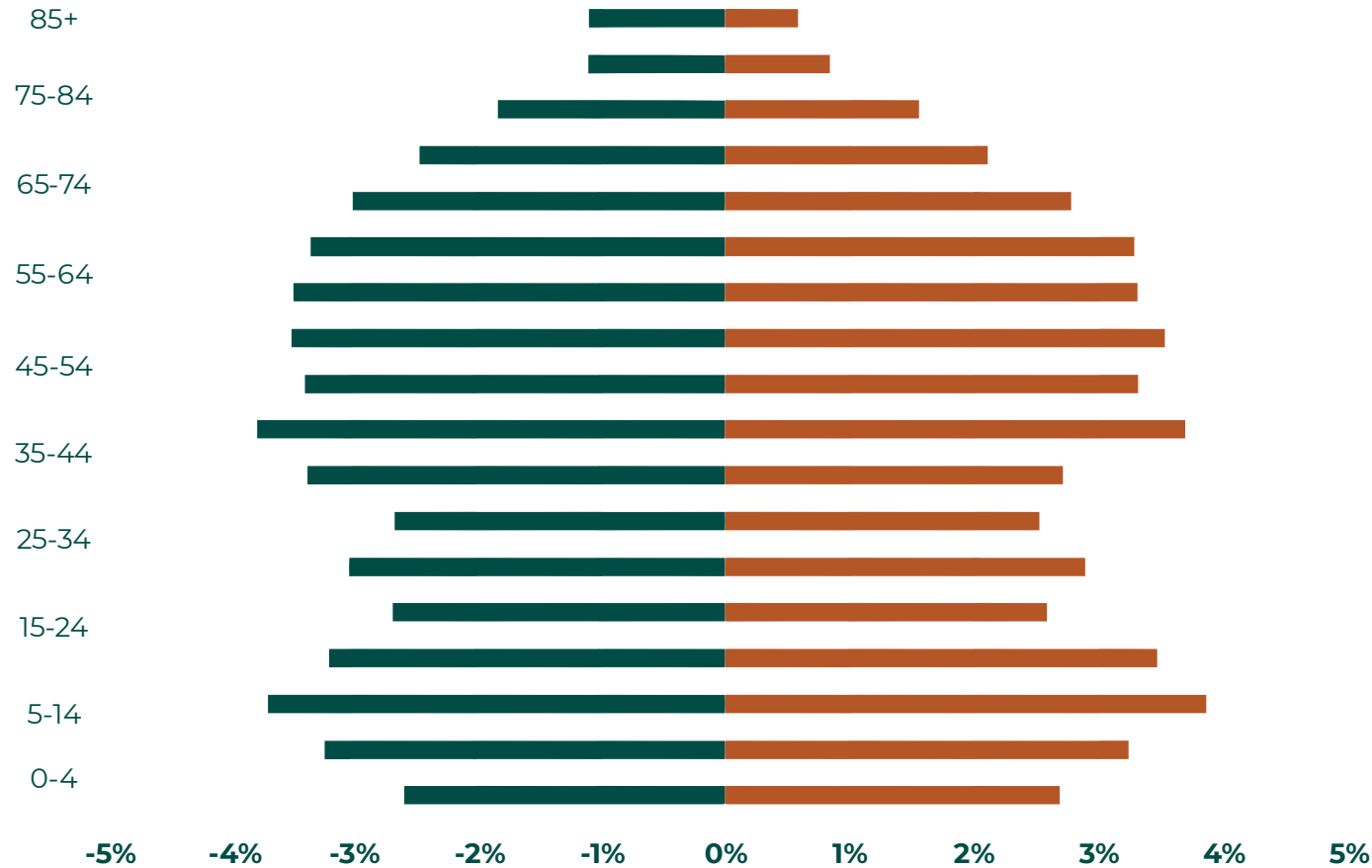


Town of Collierville

POPULATION

Sex Ratio

Female Male



41.2
Median Age

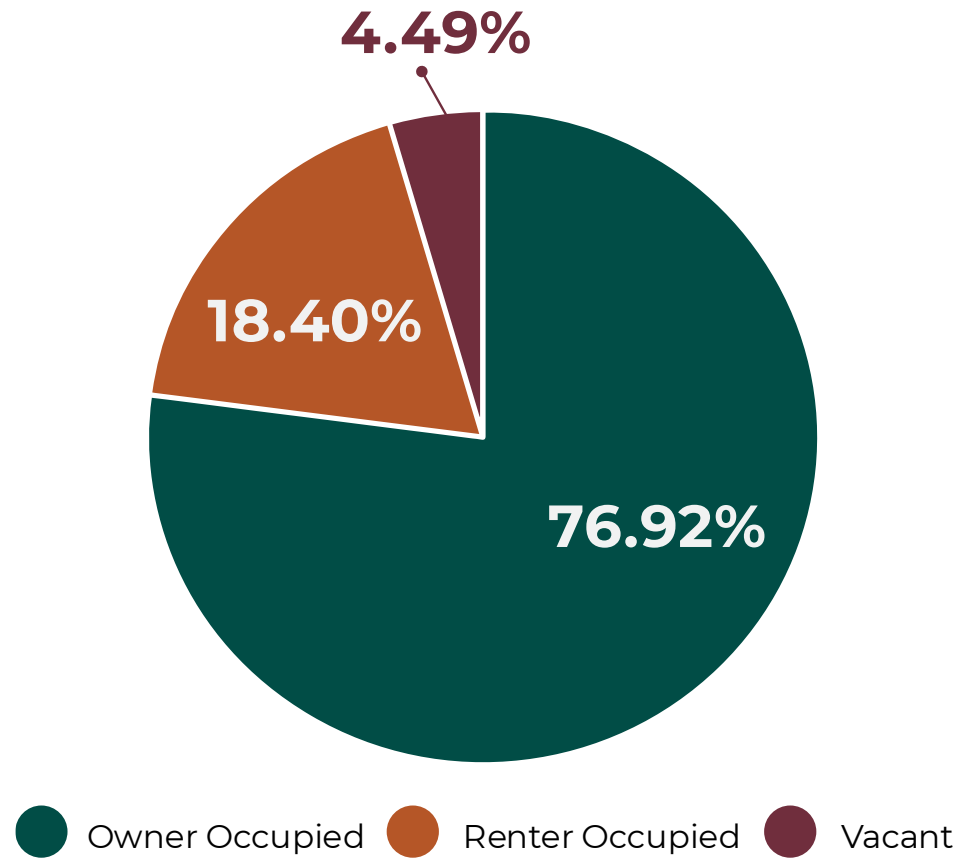
Source: ACS 5-Year, 2019-2023



Town of Collierville

HOUSING

Housing Occupancy



Total Housing Units



Source: ACS 5-Year, 2019-2023



Town of Collierville

HOUSING

COLLIERVILLE



2050

COMPREHENSIVE PLAN

	Dwelling Units (all types)	% Total (all types)	Dwelling Units (excludes group quarters)	% Total (excludes group quarters)
Single Family Detached	17,093	78.4%	17,093	81.6%
Stand-alone Apartments	3,038	13.9%	3,038	14.5%
Triplex, Quadplex, or Townhouse	563	2.6%	563	2.7%
Assisted Living	226	1.0%		
Independent Living or Congregate Care	512	2.3%		
Nursing Home	114	0.5%		
Duplex	86	0.4%	86	0.4%
Other	157	0.7%	157	0.7%
Total	21,789	100.0%	20,937	100.0%

Source: Existing Housing Types within Town of Collierville's Corporate Limits and Unincorporated Reserve Area as of 12/31/24



Town of Collierville

HOUSING

COLLIERVILLE



2050
COMPREHENSIVE PLAN

Dwelling Unit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Proj.	Total
Residential Detached (i.e. single-family)	174	195	191	199	187	225	166	138	139	98	100	1,812
Res. Attached-Vertical (i.e. townhouses & duplexes)	6	-	-	-	4	31	7	85	12	-	-	145
Res. Attached-Horizontal (i.e. stand-alone apartments & condos)	207	-	-	-	-	-	-	259	187	-	312	965
Res. Group Quarters (i.e. senior housing)	-	99	-	185	320	141	-	-	-	-	-	745
Other Dwelling Types (i.e. live/work, loft units, accessory dwellings)	-	-	-	-	-	-	-	-	-	8	-	8
TOTAL	387	294	191	384	511	397	173	482	338	106	412	3,675

Source: Residential New Construction Permits Issued by Year and Dwelling Unit Type (2016-2025 with 2026 Projections)



Town of Collierville

Stand-Alone Apartment Complexes Collierville, Tennessee as of 12/31/25 [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
Existing	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
Under Construction [3]	1998	Price Farm PD, Area 1	Morrison Village	100
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
Existing	2009	Schilling Farms PD, Ph. 66	The Water Tower District, Phase 1	259
Approved [4]	2009	Schilling Farms PD, Phase 79	The Water Tower District, Phase 2	200

Total Existing Stand-alone Apartments= 3,339

Stand-Alone Apartment Complexes - Not Yet Constructed

Status	Year Entitlements Granted [2]	Subdivision Name	Development Name	No. Of Units
Unbuilt [6]	1994	Ironwood PD, Areas 4 & 4a	TBD	102
Unbuilt [6]	1998	Price Farm PD, Area 3	TBD	66
Unbuilt [4] [5] [6]	2009	Schilling Farms PD, Areas 2 & 9	The Water Tower District, Phase 3+	86

Estimated Stand-alone Apartments Not Yet Constructed= 254

Total Estimated Stand-alone Apartments at Community Build-Out [2]= 3,593

Source: Residential New Construction Permits Issued by Year and Dwelling Unit Type (2016-2025 with 2026 Projections)



Town of Collierville

Apartment Areas

- Entitlement
- Existing
- Approved / Under Construction
- Downtown Collierville Small Area**

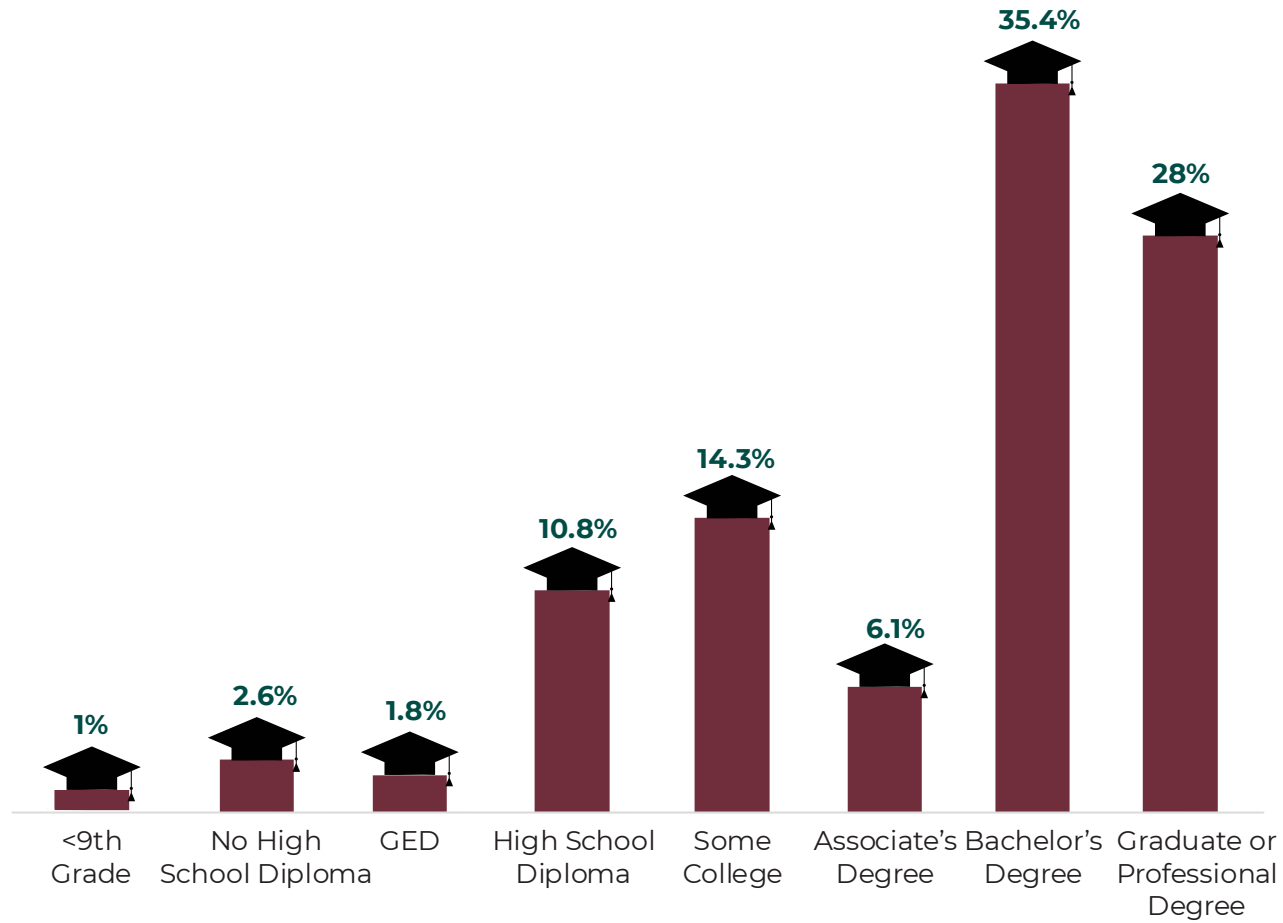
City of
Germantown

** Small Area Plan: The properties within the 2010 Downtown Study Area have infill or redevelopment potential and could be developed as stand-alone apartments per the policies in the Downtown Collierville Small Area Plan. Such developments are likely to be small in size due to the limited acreage available. Not all properties in the study area are likely to develop as stand-alone apartments. Consult the Special Area recommendations of the Downtown Collierville Small Area Plan to see if a specific property is eligible for infill or redevelopment for stand-alone apartments. The BMA clarified that stand-alone apartments are not appropriate in the I-269 Small Area Plan per an amendment adopted in 2014, but other forms of attached dwellings are appropriate in that area.

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Town of Collierville

EDUCATION



Median Income



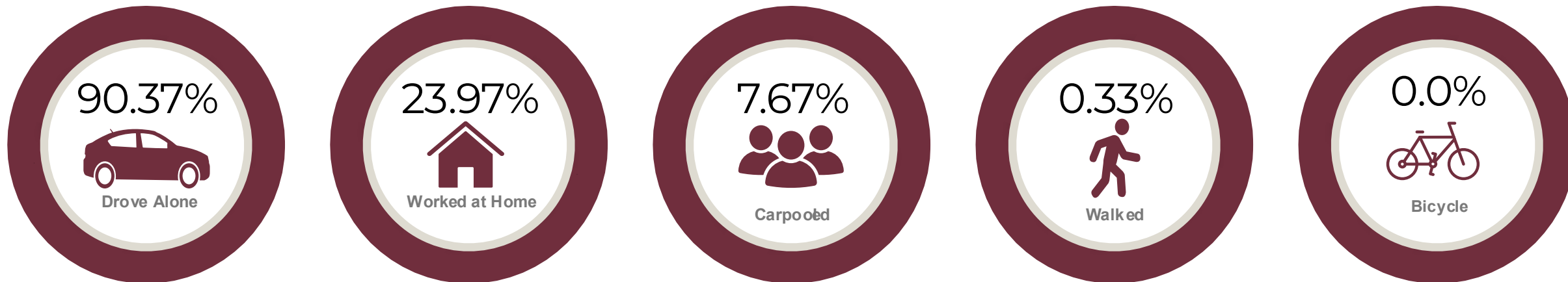
Source: ESRI, 2025



Town of Collierville

TRANSPORTATION

Commute Mode of Transportation



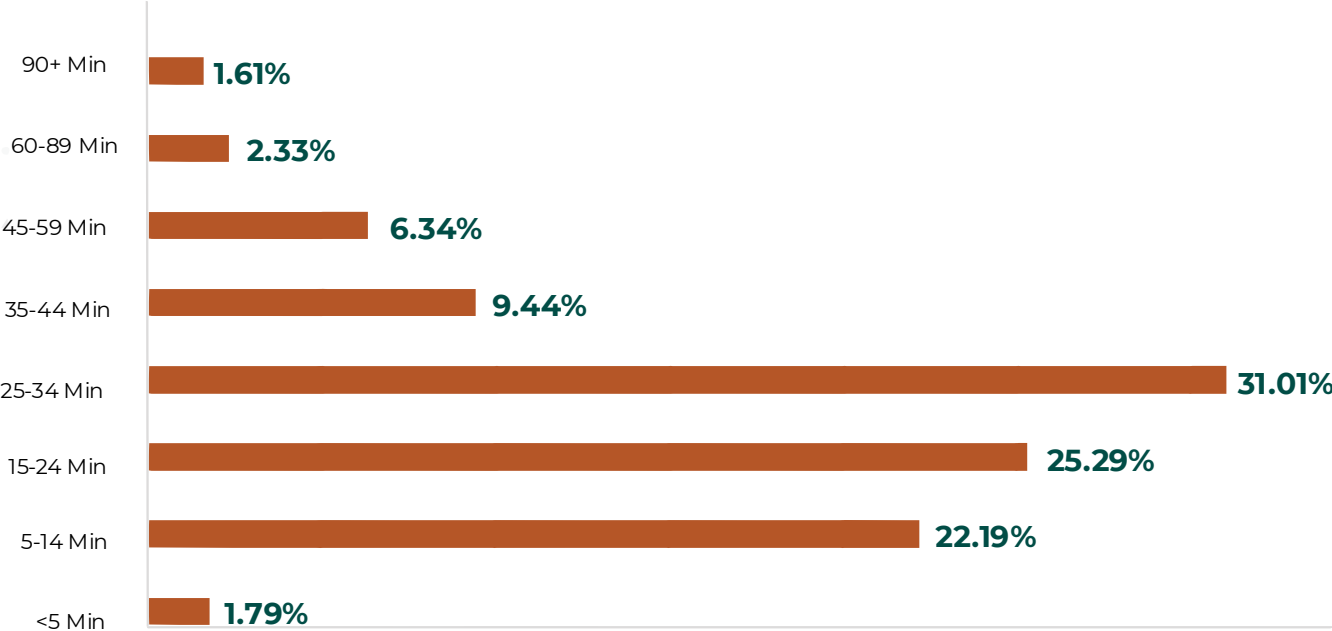
Source: ACS 5-Year, 2019-2023



Town of Collierville

TRANSPORTATION

Average Commute Time



Source: ACS 5-Year, 2019-2023



LAND USE

	Acreage	% of Total	Dwelling Units	% of Total	Non-Residential Square Feet	% of Total
Agriculture	8,660.82	26.56%	45	0.21%	22,605	0.13%
Residential, Detached	10,515.49	32.24%	17,049	78.25%	0.00	-
Res., Attached Vertical	94.70	0.29%	993	4.56%	0.00	-
Res., Attached Horizontal	161.27	0.49%	1,578	7.24%	0.00	-
Res., Mixed	66.42	0.20	1,011	4.64	0.00	-
Mixed Use	5.13	0.02%	112	0.51%	2,500	0.01%

Source: Existing Land Uses within Town of Collierville's Corporate Limits and Unincorporated Reserve Area Combined as of 12/31/24 (D)



Town of Collierville

	Acreage	% of Total	Dwelling Units	% of Total	Non-Residential Square Feet	% of Total
Office	319.12	0.98%	0.00	-	2,822,630	15.69%
Commercial	162.32	0.50%	0.00	-	1,307,438	7.27%
Retail	273.25	0.84%	0.00	-	2,023,029	11.24%
Mixed Non-Res.	247.42	0.76%	0.00	-	2,253,752	12.53%
Industrial	645.84	1.98%	0.00	-	4,531,395	25.19%
Institutional (C)	1,244.21	3.81%	1,001	4.59%	4,916,650	27.33%
Recreation & Open Space	4,412.83	13.53%	-	-	99,605	0.55%
Utility	270.32	0.83%	-	-	11,550	0.06%
Vacant	2,980.67	9.14%	-	-	0.00	-
Right of Way	2,554.50	7.83%	-	-	-	-
Total	32,614.31	100.00%	21,789	100.00%	17,991,154	100.00%

Source: Existing Land Uses within Town of Collierville's Corporate Limits and Unincorporated Reserve Area Combined as of 12/31/24 (D)





TRENDS, PROJECTIONS, and PRIORITIES



Town of Collierville

PROJECTED DEMOGRAPHICS

- Consider that Collierville's demographic composition will change over time
- For example, the Town may get younger, but wealthier by the middle of the century
- It may also see a decline in primary workforce age population, but an increase in minors and retirement-age residents



PROJECTED DEMOGRAPHICS



- What would be the impacts of those sorts of changes on the Town's approach to managing housing development?
- What would be the impacts on infrastructure and public services – roads, utilities, schools, police/fire/medical?



HOUSING

- Recall the data presented regarding residential construction. Think about the policies dictating that development.
- Are those policies serving the Town's interests in terms of character, long-term vision, housing price/supply, population change and subsequent infrastructure demand, etc.?



CONSENSUS

- Recall those possible impacts – and discuss a set of 3-7 priorities the Town should maintain as they address these impacts
- Think of the principles that define your vision for Collierville's future, and propose ideals the Town should strive to achieve even as conditions change



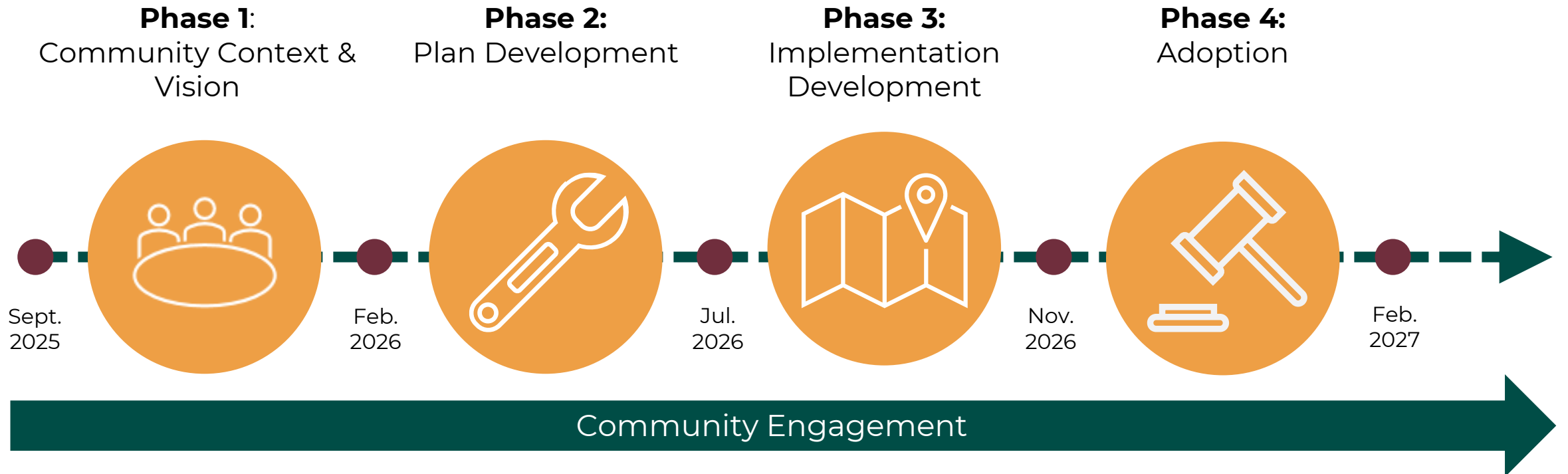


NEXT STEPS



Town of Collierville

PROJECT TIMELINE



Town of Collierville

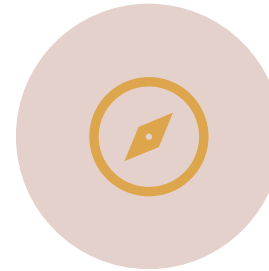
NEXT STEPS



**CONTINUED
ANALYSIS**



PLAN DRAFTING



**VISION &
GUIDING
PRINCIPLES**



**MULTI-DAY
CHARRETTE**



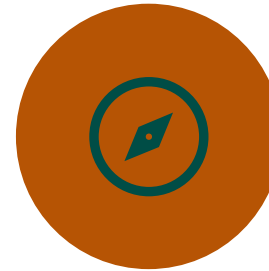
NEXT STEPS



**CONTINUED
ANALYSIS**



PLAN DRAFTING



**VISION &
GUIDING
PRINCIPLES**



**MULTI-DAY
CHARRETTE**



This will be the focus of our next meeting





**THANK
YOU!**



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

colliervilletn.gov/GetOnBoard