



Oliver's Crossing

Frequently Asked Questions

What is the current zoning of the Fitzgerald property?

The property is 39 acres, of which five is zoned for commercial and retail (Zone SCC) and 34 is zoned for general office use. The current general office zoning allows the development team to construct a variety of office buildings, including four story corporate offices (MPO).

Does MPO mean medical offices are currently zoned for the Fitzgerald property?

MPO in Collierville's zoning ordinances stands for "Medical - Professional Office District" and is Collierville's general office zoning district inclusive of medical and other professional offices. There are a wide array of offices permitted in MPO including accountants, attorneys, employment agencies, banks, insurance, advertising, etc. For a full list, please see section 151.021 of Collierville Town Code.ⁱ

What is the proposed plan for the property?

The proposed plan for Oliver's Crossing is to maintain the current five acres of retail (Zone SCC). For the remaining 34 acres, the development team wants to keep five acres of medical professional offices (MPO) and convert 29 acres to single-family detached homes (Zone R-3A).

How many homes are planned for Oliver's Crossing?

Oliver's Crossing will include 104 single-family detached homes. There are no **apartments or multifamily homes in the proposed plan for Oliver's Crossing.**

What size homes will be built in Oliver's Crossing?

Homes will range in size from 2,000 square feet to over 3,500 square feet.

What will the homes in Oliver's Crossing cost?

Homes in Oliver's Crossing will start at \$400,000 and will go to over \$600,000.

What is the projected price per square foot for the homes?

The homes will be priced at \$170 per foot and up.

Who will design the homes in Oliver's Crossing?

The homes in Oliver's Crossing will be designed by nationally renowned architect Carson Looney with Looney Ricks Kiss. The streetscapes have been designed with a focus on timeless Southern Traditional homes with inviting front lawns, gardens and courtyards. Designed with intentional emphasis on family friendly neighborhood amenities with usable outdoor spaces for both relaxation and play.

Homes will be designed to easily accommodate autos in private secondary spaces while promoting both private and neighborhood engaging porches and outdoor areas. Architectural and Building Standards are established to prevent any aspect of the term "cookie cutter". Homes in Oliver's Crossing will maintain a true sense of "Home" which is common in all valued older highly desired neighborhoods where there is a careful balance of lot and home sizes and types. Initial and long-term values will be established by upholding stringent design standards and making sure each new home adds to the character and value of the whole neighborhood. Timeless on the outside, with state-of-art modern functions and efficiencies on the inside, a great place to call Home.



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Who will build the homes in Oliver's Crossing?

In order to build a variety of home styles and sizes and maintain consistent aesthetics and neighborhood cohesiveness, Eric Tucker of Inglewood Homes, in partnership with the Fitzgerald family, will build all the homes in Oliver's Crossing. Mr. Tucker is one of the region's most prestigious and experienced builders, and you can learn more about his homes at inglewoodhomesmemphis.com

What type of businesses will be in Oliver's Crossing?

We envision the commercial area containing a variety of community-oriented businesses, including restaurants, retail shops, service providers, financial services, and/or a neighborhood pharmacy. **The plan for Oliver's Crossing does not permit or seek a convenience store/gas station or strip mall.** The office area will include spaces suitable for doctors, lawyers, insurance providers, and health and wellness facilities. Offices will be neighborhood-focused and service-oriented businesses.

How will Oliver's Crossing effect the traffic in the area?

The proposed plan for Oliver's Crossing will generate approximately 41% less traffic than the projected traffic volume generated by the current zoning.

How will Oliver's Crossing effect Collierville's sewer capacity?

Similar to less traffic, the proposed plan for Oliver's Crossing will result in an approximate 35% reduction in sewer usage when compared to sewer usage for the current zoning.

How will you ensure the commercial space is well-maintained and aesthetically pleasing?

The commercial and office buildings are being designed by Looney Ricks Kiss. At the corner of Oliver's Crossing there will be opportunity for a neighborhood restaurant, sandwich shop, local shops, and services designed to complement and enhance the architectural character of the surrounding homes.

The adjacent neighborhood scaled offices will provide space for doctors, lawyers, insurance and realtor and other similar professional services. Also, all of the commercial and office properties are planned to be part of a property owners association that will maintain the common areas and ensure building and grounds are kept to the highest standard. (This is a separate organization than the Homeowners Association that will be responsible for the residential area).

How much green space will be within Oliver's Crossing?

The proposed plan for Oliver's Crossing contains 19.4% Open Space.

How will Oliver's Crossing affect my taxes?

When complete, Oliver's Crossing will add at least \$65 million to the local property tax roll with approximately \$15 million being assessed as commercial property (estimated \$749,000+ in annual Shelby County property taxes and \$338,000+ in annual Collierville property taxes). Additionally, the commercial portion of the project will also contribute sales tax revenue to Collierville in addition to creating jobs and spurring area economic activity.

¹ Click path to what is permitted, by right, in a MPO – Collierville.com → Departments → Development → Planning → Regulations, Schedules, & Forms → Regulatory Documents and Codes → Zoning Ordinance Page → Link to Town Code (green button) → 151.021 (Uses permitted in each zoning district)