

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

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] 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 entitlements for all projects listed in this table 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. "Unexercised" zoning entitlements from already developed properties are excluded from this summary. "Live above" and other types of residential dwellings located above ground-floor non-residential uses (e.g. retail and office), townhouses with fee-simple (via individually platted lots), projects with condominium ownership, and new infill apartments within the limits of the Downtown Collierville Small Area Plan are also excluded from the "cap". The BMA has not approved any new entitlements for stand-alone apartments since 2009.
- [3] This complex is under active construction. All dwelling units are expected to be completed in 2027 with the first COs in July 2027. Not included in the 200-unit total are 8 live/work units.
- [4] A Preliminary Site Plan for Phase 2 of The Water Tower District (Schilling Farms PD, Area 2) was approved by the BMA on 4/28/25 for 246 stand-alone apartment dwellings and is considered vested per §151.313. A Final Site Plan for this complex has not yet been submitted, but is expected during the first quarter of 2026 for fewer dwellings than originally approved for Phase 2. Boyle Investment plans to submit a plan for only 200 stand-alone apartment dwellings so the remaining 46 units can instead be used elsewhere in Area 2 of the Schilling Farms PD for the planned town center. Completion is estimated in late 2028 or early 2029.
- [5] Only 86 stand-alone apartment dwellings remain within the Schilling Farms PD per a "cap" in the Outline Plan and could be built in Areas 2 and/or 9 if the number of dwelling units in Phase 2 of The Water Tower District (Schilling Farms PD, Area 2) are reduced to 200 with the Final Site Plan.
- [6] Preliminary or Final Site Plans have not been submitted for these units.

Source: Collierville Planning Division – Revised 2/9/26

