

REPORT TO THE PLANNING COMMISSION

MEETING DATE: October 1, 2026

SUBJECT: Case #262043 - Thompson Machinery Subdivision, Lot 9 (Training Building) - Request approval of a Conditional Use Permit (CUP) for a specialty training facility in the RI: Restrictive Industrial zoning district

INTRODUCTION:

- The applicant, McCarty Granberry Engineering (Josh Hankins, AICP) on behalf of Tenn. Thom Realty (Tony Neuhoff) is requesting approval of a CUP for a specialty training facility in the RI: Restrictive Industrial zoning district.
- Thompson Machinery Commerce Corp. is planning to relocate their regional headquarters to Collierville to a 133.5-acre site located north of State Route 385, east of Sycamore Road and south of Winchester Boulevard.
- The future headquarters site is currently vacant and is zoned RI: Restrictive Industrial.
- Thompson Machinery Final Subdivision Plat is currently under review to subdivide the site into nine (9) lots. The training building will be constructed on Lot 9 which will be approximately 2.27 acres.
- The training facility will be part of the larger Thompson Machinery regional headquarters encompassing approximately 229,000 square feet across four buildings, including the Main Building, Thompson Energy Solutions (TES) Building, Rental Building and the Training Building.
- Special training facilities require an approved CUP in order to operate in the RI zoning district.

BACKGROUND:

- A separate Final Site Plan will need to be reviewed and approved prior to construction. A Final Plat is currently being reviewed by the Town and must be recorded before a building permit can be issued. Exhibits 4 and 7 are non-binding and are being provided for context.
- There is a 60-foot buffer along Nonconnah Creek, as well as a future greenbelt trail extension, impacting the site. The exact details regarding the location of the greenbelt will be finalized during the final site plan review process.
- A neighborhood meeting was held on September 15, 2026, to address concerns and questions from the neighboring properties (see Exhibit 8).

KEY POINTS:

1. As part of the development of the Thompson Machinery regional headquarters, the applicant will be required to construct certain roadway improvements (see Exhibit 7).

- In order to gain access to US Highway 72, Thompson Machinery will extend the western terminus of the Distribution Parkway right-of-way.
- Thompson Machinery will also construct a portion of the Winchester Boulevard right-of-way extension to connect to the existing Commerce Parkway right-of-way and US Highway 72.
- These will serve as the access points to the regional headquarters site.
- There will be an emergency fire access driveway developed off of Sycamore Road to serve the entire site.

2. The Training Building will be approximately 12,000 square feet and will have classroom,

conference and technical instruction space for employee training including safety education and equipment certification programs, and customer instruction associated with the operation of heavy equipment and related technologies (see Exhibit 3).

- Lot 9 will have frontage and two access drives on the future extension of Winchester Boulevard. Until the Winchester right-of-way is fully constructed, the lot will gain access via a 26-foot-wide driveway connecting to Distribution Parkway (see Exhibit 4).
- The Training Building will have 27 parking spaces and an area for hands-on equipment training.
- This site will not be used for outdoor display or storage.
- The site will include a transformer and a generator, and both will require screening.
- The applicants are proposing high-quality metal siding as the primary building material for training building. This will require Design Review Commission review and approval.
- The site details will be finalized during the Final Site Plan review process.

3. A Traffic Impact Analysis (TIA) was completed for the Thompson Machinery headquarters (see Exhibit 5).

- The TIA looked at the current traffic conditions at seven (7) nearby intersections and studied the potential impacts the full headquarters build-out may have.
- The TIA predicts minimal increases in delays in the AM peak hours for southbound left turns at the Quinn Road and US-72 intersection (approximately 8 seconds per vehicle) and in the PM peak hours for eastbound left turns at Distribution Pkwy and US-72 intersection (approximately 11 seconds per vehicle).
- Based on the analysis in the TIA and the minimal impacts expected no improvements for the study intersections are recommended.

4. The water and sewer system at this location has sufficient capacity to accommodate this use and Public Utilities has no further concerns.

5. Staff has analyzed the 6-Prong CUP Test (see Exhibit 6) to determine if there are adverse impacts and has added conditions (see Exhibit 2) to minimize any negative impacts to surrounding properties.

STAFF RECOMMENDATION: Approval of the CUP is recommended with the example conditions of approval in Exhibit 2, as the request is consistent with the Grounds for Issuance of a CUP in §151.024, and the proposed use is compatible with surrounding development.

ATTACHMENTS:

[Exhibit 1: Vicinity Map and Contact Information 9-23-26](#)

[Exhibit 2: Example PC Conditions of Approval 10-1-26](#)

[Exhibit 3: Training Building Cover letter 8-10-26](#)

[Exhibit 4: Training Building Conceptual Site Plan 8-10-26](#)

[Exhibit 5: Excerpt from Traffic Impact Analysis 7-22-25](#)

[Exhibit 6: Staff's Six-Prong CUP Test 9-21-26](#)

[Exhibit 7: Conceptual Overall Site Plan 6-8-26](#)

[Exhibit 8: Neighborhood Meeting Summary 9-16-26](#)

PROPOSED MOTION: To recommend approval of a Conditional Use Permit (CUP) to allow a specialty training facility on Lot 9 of the Thompson Machinery Subdivision, subject to the conditions in Exhibit 2.

