

REPORT TO THE PLANNING COMMISSION

MEETING DATE: November 5, 2026

SUBJECT: Case # 262143 - Thompson Machinery Subdivision, Lot 8 (Rental Building) - Appeal of a decision by the Town Engineer related to the number, design and location of curb cuts on Lot 8 of the Thompson Machinery Subdivision, a 5.42- acre lot located north of State Route 385, east of Sycamore Road and north of Winchester Boulevard.

INTRODUCTION:

- The applicant submitted a Final Site Plan (Minor) application on August 20, 2026, for the development of Lot 8 of the Thompson Machinery Subdivision, which will include a 17,000-square foot rental building, plus a wash bay and a charging shed.
- The rental building will be part of the larger Thompson Machinery regional headquarters.
- As part of the development, Thompson Machinery will extend the western terminus of Distribution Parkway and will construct a portion of the Winchester Boulevard right-of-way extension to connect to Commerce Parkway and US Highway 72.
- Lot 8 will be located on the NW corner of the future Distribution Parkway and Winchester Boulevard intersection (see Exhibit 4).
- The site plan shows Lot 8 will have two (2) access drives off Distribution Parkway. The first driveway is approximately 75 feet from the Winchester Boulevard intersection (see Exhibit 4).
- Guidance the Town Engineer follows from the American Association of State Highway and Transportation Officials (AASHTO), the Transportation Research Board (TRB) and the Tennessee Department of Transportation (TDOT) Highway Systems Access Manual calls for this driveway to be at least 150 feet from Winchester Boulevard (see Exhibit 2).
- The applicant states in their cover letter since this engineering principle for corner clearance is not explicitly defined in the Town Zoning Ordinance or Subdivision Regulations, it should not be enforced (see Exhibit 3).
- Section 92.39 (B) gives the Town Engineer discretion in making curb cut decisions for non-residential uses (see Exhibit 5).

BACKGROUND:

- On October 1, 2026, the Planning Commission (PC) unanimously recommended approval of a conditional use permit (CUP) for heavy equipment rental for Lot 8. The CUP was approved by the Board of Mayor and Alderman (BMA) on October 26, 2026.
- At the same meeting, the PC unanimously approved the Final Subdivision Plat for the Thompson Machinery Headquarters.
- The appeal being requested is part of the Final Site Plan (Minor) application for Lot 8 being reviewed by staff.
- Ordinance 2026-03 amended 92.39 *Driveways and Curb Cuts* to state the PC shall hear and decide appeals from any order, requirement, decision or determination made by the Town Engineer.
- Appeals of PC decisions are heard by the BMA.

KEY POINTS:

1. Although the Town does not explicitly define a corner clearance distance for commercial development, adherence to engineering principles is still required per §93.39(B) when considering

curb cut locations and numbers for non-residential use (see Exhibits 2 & 5).

- AASHTO's *Policy on Geometric Design of Highways and Streets* (the "Green Book") as well as TDOT's Highway Systems Access Manual (HSAM) establish minimum driveway spacing requirements. Using these requirements, the minimum driveway spacing required is 330 feet.
- The HSAM does describe an exception to this spacing minimum if a lot's frontage length cannot accommodate this spacing, but an access drive is still required. In this instance the minimum driveway spacing shall be no less than the function area of the intersection.
- The Green Book and HSAM establish every intersection has both a physical area and a larger functional area, and states directly driveways should not be located within the functional area of an intersection.
- The functional area is the approach distance required for a driver to change speeds to complete a movement, such as slowing for a turn. The functional area is the sum of the distance traveled during driver perception/reaction time plus the deceleration distance while the driver slows to stop or turn plus the queue storage length.
- The functional area for the Distribution Parkway and Winchester Boulevard intersection once fully constructed will be 150 feet. The current site plan shows the driveway 75 feet from the intersection.

2. The applicant states the rental building requires two (2) driveways for proper site circulation (see Exhibit 3).

- The site will need to manage customer vehicular traffic and heavy equipment traffic. In order to accomplish this, the applicant shows both driveways accessing Distribution Parkway.
- When two (2) access drives are required, the International Fire Code (IFC) Section D104.3 requires the driveways to be spaced apart by at distance at least half the lot's maximum overall diagonal dimension. The two (2) driveways are currently spaced approximately 280 feet apart. This distance will meet the IFC requirement.
- The applicant states they cannot meet the IFC standard and adhere to the engineering standards.
- Staff agrees placing both driveways along Distribution Parkway will create conflicts between Engineering requirements and the IFC.

3. The appeal process is not a waiver to Town standards, but an assertion made by the applicant stating the Town is in error or has acted in an arbitrary manner.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map and Contact Information 10-1-2026](#)

[Exhibit 2- Driveway Spacing & Corner Clearance Staff Memo 10-22-2026](#)

[Exhibit 3 - Appeal Request Cover Letter 9-28-2026](#)

[Exhibit 4 - Lot 8 Site Plan 08-20-2026](#)

[Exhibit 5 - Code Section 92.39 10-29-2026](#)

PROPOSED MOTION: (BASED ON THE APPLICANT'S REQUEST) To overturn the decision of the Town Engineer and approve the number, design and location of curb cuts on Lot 8 of the Thompson Machinery Subdivision.