

REPORT TO THE PLANNING COMMISSION

MEETING DATE: October 1, 2026

SUBJECT: Case # 262166 – Thompson Machinery Final Subdivision Plat - Request approval of Final Subdivision Plat for nine (9) lots on 133.59 acres located north of State Route 385, east of Sycamore Road, and southwest of US Highway 72.

INTRODUCTION:

- Property owner Tenn Thom Realty, LLC (Tony Neuhoﬀ), represented by McCarty Granberry Engineering Services (John McCarty & Josh Hankins), is requesting approval by the Planning Commission (PC) of a Final Subdivision Plat for nine industrial lots located north of State Route (SR) 385, east of Sycamore Rd., and southwest of US Highway 72 (see Exhibit 1).
- The 136.22-acre property is currently vacant and is zoned RI: Restricted Industrial.

BACKGROUND:

- The subject property was previously used as a landscape nursery. In July 2016, the Board of Mayor and Aldermen (BMA) approved Ordinance 2016-09, which rezoned a portion of the subject property from FAR: Forest Agricultural Residential to RI: Restricted Industrial.
- In May 2024, the BMA approved Resolution 2024-01, which ratified a 15-year Payment in Lieu of Tax (PILOT) for the subject property to Thompson Machinery, as recommended by the Collierville Industrial Development Board (CIDB).
- In April 2025, the PC approved a grading permit, which allowed clearing, grubbing, and preliminary grading of the property despite not having a subdivision or site plan application approved.
- On November 6, 2025, the PC approved staff-initiated changes to the Major Road Plan (MRP) affecting the subject property. Extensions of Commerce Drive and Winchester Road, including the future connector road from Winchester Boulevard Extension to US Highway 72, were all addressed in the amendment.
- The PC approved the Preliminary Subdivision Plat on January 6, 2026. The BMA approved the Development Agreement on February 9, 2026, and the site is under active construction.
- Four (4) conditional use permits (CUPs) are pending for Lots 1, 7, 8 and 9. The property owner is requesting CUPs for heavy equipment rental, heavy equipment sales and specialty training. These four (4) applications will be heard at the October 1, 2026, PC meeting for recommendation and will be placed on the October 26, 2026, BMA agenda for the First Reading.
- There are also two (2) Final Site Plans for Lots 7 and 8 pending. Staff has provided consolidated comments to the applicant and is awaiting revisions.

KEY POINTS:

1. The nine-lot industrial subdivision will be the location of a new campus for Thompson Machinery with up to 1,010,700 square feet of additional industrial space (see Exhibits 3 & 6).

- Some lots will house operational locations for different Thompson business operations such as equipment rental, equipment sales, administration, power generation, and a training center.
- The remaining lots will remain undeveloped until a suitable use is identified.
- The applicant was granted three (3) waivers from required on- and off-site road improvements during their Preliminary Subdivision Plat review. Those requests were approved by the BMA, including waivers for Sycamore Road improvements in lieu of additional right-of-way dedication,

construction of the Winchester Road connection in lieu of additional right-of-way dedication, and completion of only the center two lanes of Distribution Parkway with the remaining improvements to be completed with development of the northern parcels.

- Development of this property will require the future extension of a Town Greenbelt Trail along Nonconnah Creek. The 12-foot-wide trail will be part of the Nonconnah Regional Trail Network and shall be deeded to the Town.

2. Some trees were removed during preliminary grading, and some trees are proposed to be removed for the road network and; however, additional trees and landscape buffers will be required when the individual lots are developed.

- For a 136.22-acre industrial property, at least 17 trees per acre must be provided in the post-development condition per §151.268(E). Existing preserved, surveyed, and inventoried trees can count towards this requirement. A landscape plan, with the required data charts, will be provided with each subsequent site plan to demonstrate compliance with §151.268(E).
- Approximately 34.6% of the site will contain existing tree canopy preserved during the initial infrastructure construction.

3. Per the Traffic Impact Analysis (TIA), the industrial subdivision will be developed in two (2) phases (see Exhibit 5).

- Phase I will be the Thompson CAT Dealership Complex while Phase II will be the development of the outparcels (approximately 1,010,700 square-foot industrial space). For Phase II, the TIA assumes a “high-cube transload and short-term warehouse” land use, which is expected to generate approximately 1,415 daily trips.
- Until the Winchester Road Extension is complete, vehicles will primarily use two (2) existing access points on US Highway 72 (Distribution Parkway and Commerce Parkway).
- Due to the uncertainty of the future land use of the outparcels, the Town’s Traffic Engineer strongly recommends trip generation analysis be conducted once these parcels are ready to be developed to ensure trip generation is within the existing TIA’s assumption. If the new analysis shows higher trip generation, a full updated TIA will be required.
- It is anticipated the intersection of Commerce Parkway/Chaney Drive will meet the MUTCD signal warrants in the future as this site develops. A signal warrant analysis will be conducted as sites develop and a pro-rata share for this future signalization will be collected at the time of each site plan approval.

5. No upgrades to the water or sewer systems are required to support the project at this time. Water will be looped from Sycamore Road to Chaney Drive and Distribution Parkway, and wastewater will be conveyed to and treated by the Northwest Wastewater Treatment Plant.

6. This property is divided by Nonconnah Creek and a tributary of Nonconnah Creek. The developer has installed public drain pipes, inlets and road ditches to convey the storm water from the developed lots to Nonconnah Creek (see Exhibit 4).

- Due to Nonconnah Creek flowing through the site, detention will not be required for the overall subdivision.
- Lots 7 and 8, currently under review by staff, both show detention basins on the Final Site Plan.
- However, as lots are developed, detention may be required. The design engineer shall contact the Town’s Engineering Division to discuss detention and drainage requirements for each lot.

STAFF RECOMMENDATION: Approval of the Final Plat is recommended, as the application, along with the conditions of approval, is consistent with the Preliminary Subdivision Plat, Zoning Ordinance, the amended Major Road Plan, and the Subdivision Regulations.

ATTACHMENTS:

Exhibit 1 - Vicinity Map and Contact Information 9.9.26.pdf

Exhibit 2 - Example PC Conditions of Approval 9.25.26.pdf

Exhibit 3 - Final Plat Cover Letter 8.25.26.pdf

Exhibit 4 - Drainage Narrative 8-12-25.pdf

Exhibit 5 - Traffic Impact Study Executive Summary 7-22-25.pdf

Exhibit 6 - TDEC Approval 3.19.26.pdf

Exhibit 7 - Final Subdivision Plat 8.25.26.pdf

PROPOSED MOTION: To approve the Final Subdivision Plat for Thompson Machinery Subdivision, subject to the conditions in Exhibit 2.