

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: July 27, 2026

FROM: Donquetta M. Singleton, AICP, Assistant Town Planner

SUBJECT: Final Site Plan and Development Agreement for Price Farm PD McDonald's, Case #260942

INTRODUCTION:

Permit Solutions (Lynsey Jordan), on behalf of McDonald's, is requesting recommendation of approval for a Final Site Plan (see Exhibit 3). The property is owned and managed by Jim Wilson & Associates. The site is located on the east side of South Houston Levee Road and south of East Shelby Drive (see Exhibit 1). The property, zoned R-1: Low Density Residential, is within the Price Farm Planned Development (PD).

BACKGROUND:

The property is within Area 2A of the Price Farm PD. Within Area 2A, the Outline Plan designates the area as "Village Core South". The Outline Plan allows for any use permitted in the SCC: Shopping Center Commercial zoning district within Area 2A. A drive-through restaurant is allowed "by right" within the SCC zoning district. The Preliminary Site Plan was recommended for approval by the Planning Commission (PC) and Design Review Commission (DRC) on March 5 and March 12, respectively, and was subsequently approved by the Board of Mayor and Aldermen (BMA) on March 23.

DISCUSSION:

1. This restaurant is likely the first of several along East Shelby Drive (see Exhibits 3 & 7).

- Area 2A of the Price Farm PD is a 26.82-acre tract, known today as Carriage Crossing Market Place.
- This area is envisioned as extension of the retail activity of Area 2 to the north. There are other outparcels available along East Shelby Drive, which are planned in the PD for uses such as retail, professional offices, or restaurants (sit-down or drive-through).
- The development proposes 38 parking spaces based on a total of 78 indoor/outdoor seats.

2. Carriage Crossing Market Place will be considered a "Unified Development" after the pending Final Subdivision Plats are approved and recorded (see Exhibit 8, Page 6).

- Outparcels 1 and 2 of the Price Farm PD, Area 2A, are being developed as a unified development, which permits a site plan to be submitted as an aggregation of two (2) or more lots.
- Bulk requirements such as buffers, open space building setbacks, height and lot size, floor area ratio (FAR), etc. may be determined based on perimeter lot lines of a unified development, regardless of the location, ownership, size or quantity of interior lots.
- Two (2) separate Final Subdivision Plats are currently under review by staff. One subdivision plat will create the 1.70-acre lot for the restaurant (see Exhibit 7), while the other will amend the existing plat for the remainder of the shopping center to add notes regarding the site being a "Unified Development" (see Exhibit 8). Neither plat will be decided by the approval of the Final Site Plan, as they are being reviewed administratively.

3. A drive-through restaurant on this outparcel is not expected to adversely impact the adjacent roadway network (see Exhibits 4 & 9).

- The property will have one driveway on East Shelby Drive and will share a driveway with a future development to the east (see Exhibit 7).
- The Right-In/Right-Out driveway onto East Shelby Drive will have to be approved by the Tennessee Department of Transportation (TDOT). Westbound movements on East Shelby Drive will be prevented by the existing landscape median.
- There will be no direct access to South Houston Levee Road; however, the development will have access to the existing drive aisle to the south accessing South Houston Levee Road.
- Carriage Crossing Marketplace has an interconnected private drive network with access to a traffic signal onto East Shelby Drive, aligning with Carriage Crossing to the north.
- The proposed development will generate 115 new AM Peak Hour trips, 144 new Mid-Day Peak Hour trips and 85 new PM Peak Hour trips.
- This application predates the adoption of Ordinance 2026-01 in May 2026, which requires a Conditional Use Permit (CUP) for restaurants with a drive through.

4. There are no existing trees on the lot to be removed during development.

- There are existing street trees in a required landscape buffer along South Houston Levee Road and East Shelby Drive; however, those trees are on a separate lot and will not be maintained by McDonald's (see Exhibit 7, Page 9).
- The site plan will meet or exceed the minimum requirement of 34 trees for a commercial lot of this size.

5. On-site stormwater detention is not required (see Exhibit 5).

- Existing drainage on the site generally flows from south to north and discharges into an existing stormwater structure located in the northeast corner of the property. Additional runoff is captured by existing curb inlets along South Houston Levee Road and East Shelby Drive.
- Post-development, stormwater runoff will be collected by new inlets and piping and conveyed to the existing stormwater structure in the northeast corner of the site.

6. Adequate water and sewer capacity exists for this development per the Public Utilities Department.

7. The Final Site Plan Package (Exhibit 6) includes civil drawings, landscape plans, and building elevations as an attachment to the Development Agreement (see Exhibit 2).

- The Development Agreement requires the developer to provide a letter of credit equal to 25% of the cost of private site improvements (\$168,000.00) and 100% of the cost of public improvements (\$13,000.00) for a total surety of \$181,000.00.
- The Final Site Plan (Exhibit 6) is included in the Development Agreement, which grants authorization the applicant to construct the project in accordance with its terms and conditions of approval. Development Fees are listed on page 21 of Exhibit 2.

STAFF RECOMMENDATION: Approval of the Final Site Plan is recommended because the request is consistent with the Preliminary Site Plan and, when the conditions of approval in Exhibit 2 are addressed, the site will be consistent with the Zoning Regulations, Design Guidelines, and Price Farm PD Outline Plan.

ATTACHMENTS:

[Exhibit 1 Vicinity Map & Contact Information 2.17.26.pdf](#)

[Exhibit 2 Development Agreement 7.14.26.pdf](#)
[Exhibit 3 Cover Letter 4.14.26.pdf](#)
[Exhibit 4 Traffic Executive Summary 9.5.25.pdf](#)
[Exhibit 5 Drainage 4.14.26.pdf](#)
[Exhibit 6 Final Site Plan 6.5.26.pdf](#)

PROPOSED MOTION:

To approve a Final Site Plan and Development Agreement for a 4,300 square-foot restaurant on the southeast corner of S. Houston Levee Road and E. Shelby Drive, subject to the conditions in Exhibit 2.

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						