

REPORT TO THE PLANNING COMMISSION

MEETING DATE: October 1, 2026

SUBJECT: Case # 262041 - Thompson Machinery Subdivision, Lot 8 (Rental Building) - Request approval of a Conditional Use Permit (CUP) for a heavy equipment rental use 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 heavy equipment rental use 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 Rental Building will be constructed on Lot 8 which will be approximately 5.42 acres.
- The Rental Building will be part of the larger Thompson Machinery regional headquarters encompassing approximately 229,000 square feet across four buildings, including the Main Building, a Training Building, the TES Building as well as the Rental Building.
- Heavy Equipment Rental requires 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.
- 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 Rental Building will be approximately 17,000 square feet and will contain administrative offices, customer service functions, equipment dispatch operations, and areas used for the preparation and maintenance of rental equipment (see Exhibit 3).

- Lot 8 will have frontage on Distribution Parkway and the future Winchester Boulevard extension (see Exhibit 4).

- There will be 29 customer/employee parking spaces at the front of the building with access drives off Distribution Parkway.
- There will additional employee and equipment parking along the side and rear of the building. The site will also have a gas and fuel island, a wash bay and a charging shed along the side and rear of the building. The fuel island, wash bay and charging shed will be used solely for Thompson rental equipment.
- The employee and equipment parking areas, as well as the fuel island, wash bay and charging shed will be fully fenced in with a composite wood fence with brick columns facing the public rights-of-way. The applicants are proposing a black vinyl coated chain link fence with privacy slats along the north and east lot lines. This type of chain link fence is permitted in industrial zoning districts however the use of privacy slats is under review and may require Design Review Commission (DRC) approval.
- The applicants are proposing a gravel parking area. The use of gravel is dependent on the passing of Ordinance 2026-10, a text amendment to allow for the limited use of gravel parking areas in the RI zoning district.
- High-quality metal siding is proposed as the primary building material for training building. This will also require DRC review and approval.
- Outdoor display/storage of rental equipment is being proposed along the north and southside of the building and will be placed on concrete pads. All outdoor display/storage shall meet the requirements in the Town's Zoning Ordinance.

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: Rental Building Cover Letter 8-10-26](#)
[Exhibit 4: Rental 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 heavy equipment rental on Lot 8 of the Thompson Machinery Subdivision, subject to the conditions in Exhibit 2.