

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: February 9, 2026

FROM: Steven Russell, Senior Civil Engineer

SUBJECT: Development Agreement for Thompson Machinery Subdivision, Case #252213

INTRODUCTION:

The Board of Mayor and Aldermen (BMA) are being asked to approve a Development Agreement for Thompson Machinery Subdivision, totaling 9 lots on 136.15 acres (Exhibit 1)

BACKGROUND:

- The development is located north of State Route 385, east of Sycamore Road and southwest of U.S. Highway 72. (Exhibit 2)
- July 2016 – The Board of Mayor and Aldermen approved Ordinance 2016-09 which rezoned a portion of the subject property from FAR: Forest Agricultural Residential to RI: Restricted Industrial.
- May 2024 – The Board of Mayor and Aldermen approved Resolution 2024-01, which ratified a 15-year Payment in Lieu of Tax (PILOT) for the subject property, as recommended by the Collierville Industrial Development Board (CIDB)
- April 2025 – The Planning Commission approved a Grading Permit.
- August 2025 – The Grading Permit was administratively approved. This allowed clearing, grubbing and preliminary grading of the site.
- November 2025 – The Planning Commission approved staff-initiated changes to the Major Road Plan (MRP). The extension of Commerce Drive and E. Winchester Boulevard were all addressed in the amendment.
- November 2025 - The BMA ratified an extension of the PILOT terms allowing the project completion to be on or before December 31, 2028.
- January 2026 – The Planning Commission approved the Preliminary Subdivision Plat. (Exhibit 3)

DISCUSSION:

Grading & Drainage: This property is divided by Nonconnah Creek and a tributary of Nonconnah Creek. Currently, the property sheet flows to Nonconnah and its tributary. The Developer will be installing public drainpipes, inlets and road ditches to convey the water from the developed lots to Nonconnah. Due to Nonconnah Creek flowing through the site, detention will not be required for the overall subdivision. However, as each lot is developed, detention may be required. The design engineer shall contact the Town's Engineering Department to discuss detention and drainage requirements for each individual lot.

Sanitary Sewer: The Developer will install a 10" public gravity sewer main within the right-of-way of E. Winchester Blvd. It will connect to an existing sewer manhole in Sycamore Road. Public Utilities has verified the existing sewer system has adequate capacity for this project. By constructing the sewer all the way to their eastern property line and providing a 30' Public Sewer Easement along said property line, the Town will be able to take the Commerce/Chaney lift station offline at a later date. The

Town will construct a gravity sewer line from the existing lift station to the new sewer manhole at the northeast corner of lot #3 as part of a CIP project.

Water: The Developer will install 8" public water mains and fire hydrants within this development. Water stubs are also being provided to all lots to meet future domestic and fire protection needs. This will help eliminate the need for street cuts when the individual lots are developed. Public Utilities has verified there is adequate water pressure for this development.

Street Improvements:

E. Winchester Blvd. – The Developer is constructing a 3-lane section with curb and gutter from the intersection of Commerce Parkway/Chaney Drive to the new extension of Distribution Parkway and dedicating 86' of right-of-way. The Developer is requesting a waiver on the construction of E. Winchester Blvd. from Distribution Parkway to Sycamore Road. In lieu of constructing this portion of E. Winchester Blvd., the Developer is dedicating extra right-of-way for future widening.

Typically, 60' of right-of-way would be required for a 3-lane section. However, the Developer is dedicating the extra right-of-way (26') required for when E. Winchester Blvd. is improved to a 5-lane cross section in the future. There is no set time for the 5-lane build out. It will be determined based on future development and traffic needs.

With the exception of the area where Nonconnah Creek is adjacent to E. Winchester Blvd., sidewalk will be installed on both sides of the street. The sidewalk will tie into the Greenbelt Trail in the aforementioned area.

Sycamore Road – The Developer is requesting a waiver from constructing improvements along Sycamore Road due to the presence of a stream immediately adjacent to the existing roadway. Improving Sycamore Road at this time would require bridge construction and mitigation of environmental constraints, making the improvements impractical. While no roadway improvements are proposed along Sycamore Road, the required right-of-way will be dedicated in accordance with the amended Major Road Plan. In lieu of improvements along Sycamore Road, the Developer has agreed to dedicate additional right-of-way along E. Winchester Boulevard to support future roadway improvements and construct approximately 1,200' of Distribution Parkway (2-lane section) as an off-site improvement.

Chaney Cove – This will be extended south to E. Winchester Blvd. It will have curb & gutter and sidewalk on both sides of the extension

Distribution Parkway – This will be extended south from its current terminus to E. Winchester Blvd. The Developer will be constructing the full 4-lane cross section along with sidewalk on their property. The Developer is only constructing the center two lanes across the Sealy Property. (Located between the current terminus of Distribution and Thompson Machinery's northern property line) The additional lanes, curb & gutter and sidewalk will be constructed when the Sealy Property is developed.

Greenbelt: A 12' wide Greenbelt Trail will be constructed along the north side of Nonconnah Creek. This trail will be a part of the Nonconnah Regional Trail Network.

Streetlights: Standard MLGW Concrete Cobra Head streetlights will be installed.

Fees: The following fees have been calculated and must be paid prior to the start of construction.

Development Agreement Preparation Fee	\$550.00
Water Development Fee	*
Sewer Development Fee	*
Street Light Maintenance Cost	\$92,500.00
Building Development Privilege Tax	*
Construction Inspection Fee	\$1,000.00
Traffic Analysis Fee	\$2,500.00
Stormwater Review and Inspection Fee	\$28,992.00
Total	\$125,542.00

*These fees shall be collected with the Final Site Plan for each lot

STAFF RECOMENDATION: Staff recommends approval of the Development Agreement for Thompson Machinery Subdivision along with the Sycamore Road and E. Winchester Blvd. waivers.

Staff recommends approval of the waiver on the Sycamore Road improvements based on the following factors:

- Instead of improving approximately 895' of Sycamore Road, the Developer will construct approximately 1,200' of a 2-lane section of Distribution Parkway as an off-site improvement. By completing Distribution Parkway, commercial traffic will be able to travel through an existing commercial area to U.S. 72. The improvement of Distribution Parkway enhances overall traffic safety by eliminating the need for commercial vehicles to navigate the sharp curves at Sycamore Road and U.S. 72. It also separates commercial traffic and high school student traffic.

Staff recommends approval of the waiver on the E. Winchester Blvd. improvements from Distribution Parkway to Sycamore Road based on the following factors:

- The alignment of E. Winchester Blvd. west of Sycamore Road has not been determined and alignment of E. Winchester Blvd., east and west of Sycamore Road is critical
- The Developer is dedicating an additional 26' of right-of-way along their property for the future widening of E. Winchester Blvd.

Waivers for any improvements can only be granted by the Board of Mayor and Aldermen (BMA). Staff's recommendations are based on the above information and discussions among staff.

BUDGET IMPACT:

There is no budget impact.

ATTACHMENTS:

- [Exhibit 1 - Signed Development Agreement.pdf](#)
- [Exhibit 2 - Vicinity Map.pdf](#)
- [Exhibit 3 - Preliminary Plat.pdf](#)

PROPOSED MOTION:

To approve the Development Agreement for Thompson Machinery Subdivision subject to any waivers approved by the Board of Mayor and Aldermen.

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						