

REPORT TO THE PLANNING COMMISSION

MEETING DATE: October 1, 2026

SUBJECT: Case #262040 - Thompson Machinery Subdivision, Lot 1 (Main Building) - Request approval of a Conditional Use Permit (CUP) for a heavy equipment sales facility 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 heavy equipment sales 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 Main Building will be constructed on Lot 1 which will be approximately 42.25 acres.
- The Main Building will be part of the larger Thompson Machinery regional headquarters encompassing approximately 229,000 square feet across four buildings, including the Thompson Energy Solutions (TES) Building, Rental Building, Training Building and the Main Building.
- Heavy equipment sales require 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.
- There is a 60-foot buffer along Nonconnah Creek, as well as a future greenbelt trail extension, impacting the site. The exact details regarding the location of the greenbelt will be finalized during the final site plan review process.
- 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 Main Building will be approximately 162,000 square feet and will serve as the primary operational hub of the Thompson Machinery campus (see Exhibit 3).

- Lot 1 will have frontage and one access drive with a 5-foot sidewalk on the Winchester Boulevard extension (see Exhibit 4). The current plans show the access drive crossing the future greenbelt and Nonconnah Creek. The final location and details of the access drive will be finalized during the Final Site Plan review.
- The conceptual site plan does show an area for a future 12,567 square foot expansion of the Main Building.
- Lot 1 will also include sixteen (16) service bays for equipment, a 32,000 square foot parts warehouse, a 46,000 square foot equipment rebuild and refurbishment area, a hose fabrication area, as well as administrative and customer service spaces.
- The conceptual site plan shows 224 parking spaces located along the rear of the building, a truck yard, a fuel station, a tank farm and a guard house.
- Outdoor storage for the Main Building will consist of equipment available for sale and will be placed on designated concrete pads along the building's primary entrance.
- The applicants are proposing high-quality metal siding as the primary building material. This will require Design Review Commission review and approval.
- The site details will be finalized during the Final Site Plan review process.

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: Main Building Cover Letter 8-10-26](#)

[Exhibit 4: Main Building Conceptual Site Plan 8-10-26](#)

[Exhibit 5: 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 sales on Lot 1 of the Thompson Machinery Subdivision, subject to the conditions in Exhibit 2.