



## MEMORANDUM

**Date:** July 18, 2024

**To:** Luke Winchester, Chairman  
and Planning Commission

**From:** Jon Baughman, City Planner  
Jill Johnson, Planner I

**Re:** Tim Horton's  
Site Plan  
Map - 054  
Parcel(s) – 102.05

---

**Request:** CSDG, on behalf of their client, Paliba, LLC., is seeking Site Plan approval for Tim Horton's drive-through restaurant. They are also requesting an addition to the existing convenience store, that is noted as a general office space. The project will be located at 10576 Lebanon Road, that is currently undergoing renovations of the existing gas pumps and convenience store. This is in District 1, which is represented by Commissioner Ray Justice.

**Analysis:** This parcel is zoned, CG, Convenience General and is approximately 2.38 acres. The surrounding zoning of CRC, to the North, CG to the East and West, along with RS-10 to the South. This parcel currently houses an existing convenience store and gas pumps, undergoing renovations.

The Tim Horton's drive-through restaurant will be an additional use added to the existing property, and will consist of 1,678 sf, served via two drive-through lanes. The restaurant also offers service inside. The 343 sf addition to the existing convenience store is shown to be a general office use.

**Bulk Regulations:** Required setbacks are 30', 10' and 20' and correctly rendered. The maximum building coverage allowance is 50%, and the proposed total building coverage is at 6,664 sf, and acceptable at 6.42% combined with the existing structures. The maximum ISR coverage allowance is 70% and the proposed total ISR cover is 50,098 sf and acceptable at 48.26 %. The maximum building height allowance is 35' and as proposed is only 15' 8" and one story for both the Tim Horton's restaurant, along with the office addition.

**Vehicular Access:** Vehicular access is provided via Lebanon Road, along with Park Glen Drive. The drive through includes one main 10' queuing lane that expands to two 10' lanes at the menu boards and are separated by an island that reduces back into one 10' lane at the pickup window. The queuing is shown to allow the stacking of at least five vehicles in a singular lane, as required. The bypass lane is approximately 12' around the Northern and Western portions of the drive through lane circulation.

**Pedestrian Access:** A pedestrian access area will be provided to the sidewalk provided along Lebanon Road via the public sidewalk connection.

Parking: Parking spaces for the Tim Horton's restaurant are required at one space per 100 sf, or 4 seats whichever is greater. Since this is a drive through restaurant, the requirement is for 17 spaces, along with 5 queued spaces within the drive through lanes. There is one van accessible handicapped space required for the restaurant.

The general office addition requires one space per 400 sf, of which would require 1 space. With the inclusion of the existing convenience store, & office location, which are currently under construction, this will require an additional 27 spaces, respectively. There is a total of 45 spaces required for this property, all uses included. They have proposed 35 parking stalls, but also 12 gas pump spaces. The gas pump spaces are not allowed to be calculated within the required parking spaces. This will be a shared parking agreement and the site is under parked by a minimum of 10 spaces.

Spaces are of adequate size, and wheel stops are not permitted nor proposed. ADA signage is placed in a bollard and shall be painted black or color complimentary to the building façade, not yellow nor red. A five-space wave style bike rack and detail is provided. Cross hatching is provided on the pavement on the Southern and Western side of the parking lot between the parking lot and the drive aisles along with the dumpster access for pedestrian and employee access and safety.

Landscaping: The most recent Landscape plans are under review and comments are forthcoming. Additional landscaping has been requested around the Northwestern area along the drive through aisles fronting Lebanon Road and Park Glen Drive. All comments shall be addressed prior to the submittal of construction plans.

Building Design, 6-103.7: The 15'8", one story structure is predominantly faced with brick veneer, and stone which is to be individually laid, painted, and elevation color schemes have requested. Staff has requested that the use of the color red, which is noted as a branding element is extremely limited in nature and used only on minimal areas. Wall mounted utility equipment shall be screened via masonry or painted to match the façade. HVAC equipment is roof mounted and its location is screened entirely via the parapet wall per code requirements. Wall mounted lighting fixtures are shown as decorative sconces, and wall-packs are not permitted.

Other: The dumpster enclosure detail is provided and includes a separate door for pedestrian access and is compliant with the requirements of 6.103.7.7. A trash receptacle is provided and adequate. All Poles, posts and bollards are to be painted black or a color complimentary to the building and shall not be yellow nor red. Wheel stops are not permitted. Parking lot lighting fixtures provided are LED, D-series style and commonly found in the city. The poles are to be painted black. The photometric plan is compliant with regulations for the additional use added to this property. Signs are to be reviewed under a separate application.

Waivers/Variances:

1. None requested

**Summary:** The resubmittal has a few items to be addressed and these are found in the conditions of approval below. The staff continues to have serious concerns regarding the functionality of the drive-through as proposed, on this shared access lot.

**Recommendation:** Staff recommends the Planning Commission approve this site plan for the Tim Horton's restaurant with the following as conditions of approval:

**Planning Department:**

1. Identify the shared or joint access easement on the plans or provide evidence otherwise prior to the submittal of construction documents.
2. Provide additional pedestrian crosswalks at Southeast corner of drive-thru exit for pedestrian safety accessing the parking spaces to the South.
3. Provide elevation colors and manufacturers.
4. Wall lighting must be decorative in nature. Wall packs are prohibited.
5. Provide additional crosswalks, and safety measures for employees accessing the shared Dumpster on the South end of the property.
6. Gas pump parking spaces are prohibited from proposed parking calculation requirements. Show the location and number each parking space, as parking count is not calculated as shown.
7. Clarify if the shed as shown, was pre-existing and an approved structure.
8. All requirements of the commercial design regulations, 6-103.7, guidelines, shall be adhered to.
9. Brick shall be clay, baked and individually laid.
10. All poles, posts and bollards shall be painted black, or a color complimentary to the building façade, not yellow nor red. Channel posts and wheel stops are prohibited.
11. Landscape plans comments shall be addressed prior to the submittal of construction plans. Verify location of trees in streetscape do not encroach into utility easements.
12. Signage to be reviewed via separate application through the Planning Department. Pylon signs are prohibited.
13. The use of the branding color red, shall be limited to minimal accents on the building.
14. The rear of the tower decorative element as shown on the South Elevation will need to be brick or stone.
15. Dumpster enclosure shall adhere to section 6.103.7.7, to include a steel opaque gate designed to complement the wall materials used.
16. Show location of proposed decorative aluminum fence in call out.
17. Provide elevations for the proposed office space addition on the existing convenience store. Explain the reason for additional office space on the convenience store
18. Correct General note #5 to show all signage goes through the Planning Department at 615-773-6283.
19. Correct General notes on Page C2.00, #3, & #5 are duplication of #8.
20. On page C5.00, correct notes #12 and #15 as they are duplicated.
21. On page C5.00, call out color of bike rack, and show location.
22. On page C5.00, show decorative trash cans and location.
23. On page C5.00, dumpster gate detail notes are not legible.
24. Recommend a rear entrance into the convenience store location.

Engineering Department:

1. Water quality measures are required and shall be addressed at construction plan review; stream buffer is 60' if modification made outside existing conditions (as stream is listed as 303d).
2. Any development within Zone AE shall be subject to FEMA approval (CLOMR-F). Cut/Fill calculations might be required at construction plan review.
3. Install 6' sidewalk along Lebanon Road frontage (no grass strip).
4. Provide a sidewalk along the east side of the site instead of the crosswalk running through the vehicle loading area.
5. Install 6' sidewalk along Park Glen Dr. frontage with a 2' grass strip beginning from just south of the Park Glen Dr driveway. Standard detail will be provided during the construction plan review.
6. Lebanon Road access subject to TDOT review and approval.
7. The curb on the backside of the building (facing west) shall be extended to the edge of the parking space.
8. The painted islands adjacent to the parking spaces near the Park Glen Dr access point shall be raised curbed islands.
9. Any internal drive intended to be one-way shall be striped and signed as such including DO NOT ENTER signs at the exit.
10. The TIS indicated the driveways will be blocked by the peak hour queues from the Park Glen signal. Staff indicated that the driveways should be relocated as far from the intersection as possible if this was the case. Since then, the approved redevelopment of the gas station moved the fuel tanks to the desired driveway location.
11. The fuel tank AutoTurn profile indicates the truck must pass through the vehicle fueling zone. There is potential for conflict between the fuel truck and the vehicles at the pumps, although these conflicts would resolve themselves once the vehicle at the pump finishes refueling.
12. Provide dimensions for all drive aisles.
13. Show the location of the ADA curb ramp on the turndown sidewalk for the gas station.
14. Dimension the parking spaces behind the gas station. Please include the angle of the space.
15. The drive aisle immediately within the Park Glen entrance must be at least 26'.
16. Show the two parking spaces immediately behind the gas station as proposed spaces in black. Please dimension those spaces.
17. All stop bars shall a minimum separation of 4' between the crosswalks.

West Wilson Utility District:

1. The proposed 6" service shall have to be moved to a spot where there is room for a meter and backflow device.

Wilson County Schools:

1. No comments provided.