



7.C.

Staff Report

7/16/2026 – Regional Planning Commission

Project Name:
Hickory Station West

Address:
261 W. Main St.

Legal Description:
Map(s) – 073L
Parcel(s) – 008.01

Commissioner District:
2 - Bill Trivett

Applicant:
HJ Wang
Bandy Design Build, LLC

Property Owner:
Valor Property Holdings, LLC

Request:
Site Plan

Current Zoning:
CTC

Requested Zoning:
Not applicable

Attachments:
Plan Documents & Exhibits

Staff:
Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant is seeking site plan approval for Hickory Station West, located at 261 W. Main Street.

Description/History: This site plan had previously been submitted several years ago, to include lots both on the east and west side of the entrance to Hickory Station townhomes. This plan was approved and has subsequently expired. The new site plan includes the western lot only for commercial retail building, for professional services, non-medical.

Zoning: The property is zoned CTC, commercial town center which allows the requested use of the commercial retail building for non-medical professional services.

Code References:

Zoning Regulations - The plan is proposed to be compliant with the majority of the zoning regulations, and any specific articles that apply; however, any deficiencies are noted in the conditions of approval. No variances or waivers were requested with this plan.

The building is shown with 100% masonry façade materials and the HVAC screened via the parapet wall. The façade facing Main Street is noted to be treated as another building front due to visibility.

Landscape plans lack the required D buffer and this shall be addressed before submittal of construction drawings.

Summary: The submittal proposes a 3,100sf commercial retail building for professional, non-medical, services, at 261 W. Main Street. No waivers or variances are sought and most code requirements are addressed, anything outstanding is found in the conditions of approval below.

Recommendation: Staff recommends approval of the Site Plan for Hickory Station West. Please include the following conditions:

Conditions (by Department):

Fire Department:

1. No comments received.



Planning:

1. All requirements of Article VI of the zoning ordinance shall be adhered to.
2. All brick shall be clay, baked and individually laid.
3. All stone shall be a natural product and individually laid.
4. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
5. Wall mounted exterior lighting fixtures shall be decorative sconce type.
6. Provide a full photometric plan showing a 0.5 foot candle and light bleed at adjacent residential.
7. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
8. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
9. All parking area islands shall include grass and/or trees, not mulch, stone or any other material.
10. All bollards shall be painted a color complimentary to the building façade, not yellow.
11. Signage shall be submitted under separate cover to the Planning Department. Please be advised that monument signage will require a plat with the location outside of any PUDE's. Note – a new sign ordinance is currently under legislative review.
12. All fencing shall be constructed of low maintenance materials such as trex or aluminum, identify all materials on the detail.
13. The dumpster enclosure shall include decorative metal gates.
14. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
15. A 20' wide type D transitional buffer is required adjacent to RM-16 zoning. Revise the landscape plans and site to include this buffer on-site.
16. The parking located in the front yard shall be at least 10' from the property line.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. Provide separate utility sheet so it is not combined with proposed site layout.
4. Replace the curb and gutter detail with the City standard detail.
5. The dumpster enclosure must be accessible to a trash collection truck.
6. West Main Street shall be widened to 22' between Division Street and the driveway to support two-way traffic.
7. Any work done within the public ROW shall conform to City of Mt. Juliet standards.
8. The bike rack shall be moved to avoid conflict with the trash enclosure.

WWUD:

1. Widening of West Main Street may require a water line relocation. A meeting is recommended.

Wilson County Schools:

1. No comments received.