



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Seven Brew 11226 Lebanon Road
Site Plan
Map - 054
Parcel(s) – 13.21

Request: Gresham Smith, on behalf of their client, Who Brew LLC, is seeking Site Plan approval for a drive thru coffee shop with detached cooler building at 11226 Lebanon Rd. This is located at the corner of the Northern entrance into the Kroger shopping center, and abutting Dollar General to the East. This site is located within District 1.

Analysis: The parcel is zoned CG, Commercial General, (surrounding parcels are zoned CG, except for the Kroger center at CTC, Commercial Town center zoning) and approximately 0.65 acres in area. It is currently occupied by a dry cleaner, of which this business will be discontinuing and the existing structure be torn down. The proposed coffee shop is served via two drive through lanes.

Bulk Regulations: Building setbacks are correctly displayed, 30' front, 10' side and 20' rear. The proposed redevelopment does not violate these setbacks. The tallest portion of the building is 19'5" and the tallest portion of the detached cooler is 10'6", and within the maximum 35' height allowance. The maximum building coverage is 50% and the proposed structures will only utilize 2.86% of this coverage area.

Vehicular Access: Vehicular access is via Lebanon Road through an access easement serving the Kroger Shopping Center. This center is also accessible via North Mt. Juliet Road, which allows for that additional access area. There will also be access via an easement through the Dollar General parking area to the East. These easements are all currently being utilized through the existing business currently in operation.

Pedestrian Access: Sidewalk is existent along Lebanon Rd. Pedestrian access via the sidewalk shall be upgraded for ADA accessibility to this parcel. Pavement striping for pedestrian accessibility and safety is provided in multiple areas throughout the parking lot.

Parking: The plans identify 8 parking spaces with one ADA van accessible space, exceeding the minimum requirement. To be noted, there is an existing parking agreement to be maintained with the Dollar General store to the East. Perpendicular spaces are 9'x18' and the angled spaces are

pre-existing, serving the Dollar General store and will be utilized via the shared parking agreement. Wheel stops are not proposed. ADA signage shall be placed in a bollard, painted black or a color complimentary to the building elevation, not yellow. A five space wave style bike rack and detail are provided.

Landscaping: The most recent landscape plans are under review and comments are forthcoming, with the previous review only showing a few minor issues to address. All comments shall be addressed prior to the submittal of construction plans.

6.103.7 Commercial Design standards: The 19'5" tall structure is primarily faced with modular brick as this is a modular constructed building. The blue color proposed for the canopies and covers are subject to Planning Commission approval as well. Wall mounted utility equipment shall be screened via masonry or painted a color complimentary to the façade. HVAC equipment is roof mounted and its location is identified. A rooftop screen wall has been proposed and a waiver requested (noted below). Staff does support this waiver for the screen wall. Wall mounted lighting fixtures shall be of a decorative variety, as wal-paks are not permitted.

Other: The dumpster is enclosed, includes a pedestrian door and materials correspond and compliment the main building. A metal decorative gate is also provided per code. The photometric plan has been revised to be compliant with regulations. All parking lot lighting, poles, and posts shall be painted black or a muted color complimentary to the building. No channel posts are allowed, and all signage shall be placed in bollards, painted black or a color complimentary to the building, with no yellow paint allowed. Decorative trash receptacles are provided at the front of the building and called out on the plan.

Variances/Waivers:

1. 6-103.7 – A waiver has been requested to deviate from the parapet wall for rooftop mounted HVAC screening. A rooftop screen wall has been requested in lieu of and shown on the plans on page A2.1. ***Staff does support this waiver request.***
2. 6-103.7 – Modular brick in lieu of natural. ***Staff does support this request.***

Summary: The resubmittal includes a few minor items to be address, found in the conditions of approval as listed below. The use of modular brick and the screen wall requires waivers from the Planning Commission. The blue color on the canopies/cover and rooftop screen wall is subject to the approval of the Planning Commission also.

Recommendation: Staff recommends approval of the Site plan for Seven Brew Drive Thru Coffee Shop at 11226 Lebanon Road, with the following conditions:

Planning and Zoning:

1. Excepting any waivers/variances granted, all requirements of the commercial design regulations, 6.103-7, shall be adhered to.
2. Provide an ADA accessible pedestrian connection via the sidewalk along Lebanon Road.
3. Brick shall be clay, baked and individually laid unless a waiver is granted by the Planning Commission for the use of modular brick.

4. Rooftop mounted utility equipment shall be screened via a parapet wall unless a waiver is granted by the Planning Commission.
5. Poles, and posts for signage and lighting, shall be painted black, or a muted color complimentary to the building and not yellow.
6. Bollards shall be painted/sleeved black or a muted color complimentary to the building. Yellow is not allowed.
7. Wall mounted utility/meter equipment shall be screened with masonry or painted to match the façade it is attached to.
8. Gutters/downspouts shall be painted a color complimentary to match the façade.
9. Wall mounted lighting fixtures, if utilized, shall be decorative. No proposals are shown.
10. Landscape plan comments shall be addressed prior to the submittal of construction plans.
11. Combustible landscape materials (such as mulch) are prohibited within 3' of the building.
12. Signage shall be reviewed via a separate application to the Planning Department.
13. Wall signage is limited to no more than four wall signs per business. Entire sign designs may not be in the shape of a product or motif, i.e. – business symbol only.
14. If the existing pylon sign is to be utilized, no structural changes can be made via size, reader board, etc., or the sign will be required to come into compliance. If possible, please provide a brick and/or stone column around the base of the pole, to compliment the elevations of the new building. Staff will work with the contractor to create an aesthetically approved design.
15. The engineer shall sign the plan set.
16. The architect shall sign the plan set.

Engineering:

1. Internal storm sewer system shall have a minimum of 15" diameter pipe outside of the ROW (outside of water quality units and roof drain collection).
2. Do not install EPSC measures in existing landscaping being preserved as a buffer.
3. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
4. Stormwater: Rule 400-10-.04 needed at construction plans, 100-year storm for detention.
5. A letter of approval from West Wilson Utility District will be required prior to construction plan approval.
6. All sewer mains (minus laterals) shall be public and within a 20' (minimum) easement.
7. Sewer availability has been granted.
8. The crosswalk across the drive-thru lanes should be white for better visibility.
9. Parking drive aisles must be at least 26' for perpendicular parking.
10. Provide drainage report for preliminary review by second submittal to remain on the July 2025 Planning Commission agenda.
11. The slope of the ADA parking space may not exceed 2.08%.
12. A pedestrian access route to the public right-of-way is likely required. Staff is waiting on input from the Access Board technical assistance program. Such route would be required at construction plans.
13. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.