



MEMORANDUM

Date: December 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Beckwith Parking – 4009 Beckwith Rd.
Site Plan
Map – 078
Parcel – 021.02

Request: Heritage Civil, on behalf of their client, Tennessee Executive Properties, LLC, is seeking site plan approval for Beckwith Parking, which is located at 4009 Beckwith Road. The intended use for this property is for paid vehicle parking. This parcel is in District 3.

Analysis: This lot was annexed in 2024 and rezoned from Wilson County R-1 to CI, commercial interchange, which is consistent with the land use map for this parcel and associated area. The property abuts the Manheim Auto Auction to the east, which is zoned industrial. The remaining parcels to the west, north and south are all zoned CI, commercial interchange. The requested use of automotive parking is permitted by right in the CI, commercial interchange zoning.

Article VI Bulk Regulations: The yard dimensions as provided are correct for the CI district (30' front, 10' side and 20' rear). The impervious surface ratio maximum allowance is 80% and is 37.60% as submitted. There are no structures proposed for this area, aside from a self-service payment kiosk.

Vehicular and Pedestrian Access: The proposed use for this project is automotive parking with no associated structures, aside from a self-service kiosk at the entrance. The parking proposed (54 spaces) is merely for the utilization of the parking stalls for recreational vehicles, etc., so there is not a pre-set requirement, due to the variability of the use, any deviations can be determined by the Planning Commission.

Article X Landscaping: The landscape plans are currently under review by the City's consultant. Any comments received shall be addressed before the submittal of construction plans to Public Works. Staff requests landscape screening be provided around the perimeter of all detention/retention ponds.

6.103.7 Commercial Design Guidelines: The only structure to be included within this project will be a self-service kiosk at the entrance, as the applicant states most of the space reservations will be handled via an app and the website. Staff will request the applicant to provide more specific kiosk elevation details, and require that it be covered and well lit. Staff requests that the kiosk be

set in a masonry enclosure as several ATM kiosks around the City are. The photometric plan is being revised per staff comments to have zero light bleed at the southern property line which abuts Wilson County R-1 residential zoning. The photometric will be resubmitted through the landscape submittal review process.

Other: Due to the unique nature of this project and the lack of a building, there are several commercial design guidelines that will not be required, such as bike racks and dumpsters. Staff requests that the applicant provides a minimum of two decorative trash receptacles, one on both the east and west ends of the parking area, to help with any refuse products that might otherwise be left in the parking area. Retaining walls are included and notes indicate compliance with code requirements. Should a dumpster be used, it shall comply with the regulations in 6-103.7 of the zoning ordinance.

Summary: This proposal is for 81,608 square feet of automotive parking area, that will be void of any buildings, except for a self-service payment kiosk. Outstanding issues are minor and may be addressed via the conditions below.

Recommendation: Staff recommends approval of a site plan for a parking lot, Beckwith Parking, off Beckwith Road, with the following conditions:

Planning & Zoning:

1. All requirements of Article VI, CI zoning, shall be adhered to, except any variances or waivers granted by the Planning Commission.
2. The self-service kiosk shall adhere to the 100% brick/stone design guideline including a masonry case, unless a waiver is granted by the Planning Commission.
3. The self-service kiosk shall be covered and well lit, for security purposes.
4. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
5. Parking lot lighting fixture poles shall be painted black.
6. All bollards shall be painted black or a muted color, not yellow.
7. Wheel stops are not permitted.
8. All signage shall be reviewed under a separate application to the Planning Department. Please be advised that any monument signage will require a plat with the location being shown outside of any right-of-way and PUDE's.
9. Provide a minimum of two decorative trash receptacles in lieu of a dumpster, providing one at the east and west ends of the parking area.
10. The photometric plan shall be revised to show zero light bleed at the southern property line, where it abuts a Wilson County R-1 zoned parcel.
11. The detention/retention ponds shall be screened with perimeter landscaping.
12. Provide a decorative fence solution in lieu of chain link.
13. Provide details of all proposed fencing.
14. Provide details of the decorative wall at the entrance.
15. Should the pending rezone of the property to the north fail to receive approval, a landscape buffer shall be required along the north property line.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan re
3. General Note: EPSC measures shall not be installed within preserved landscape buffers..
4. Sidewalk is required along Beckwith Road frontage.
5. 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. WWUD has no comments.

Wilson County Schools:

1. No Comments Received.