



MEMORANDUM

Date: February 15, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Jennifer Hamblen, Director of Development Services
Jon Baughman, City Planner

Re: Homewood Suites
Site Plan
Map - 096
Parcel(s) – 001.11

Request: CSDG, on behalf of their client Cumberland Hospitality, requests Site Plan approval for Homewood Suites in the Providence PUD at 80 Belinda Parkway in District 3.

History: 80 Belinda Parkway is on the north side of the street between Two Rivers Ford and Music City Honda. The Providence PUD dates to 1999 and has been subject to modifications in the past. The parcel at 80 Belinda is shown on the plans as lot 4 and is approximately 3.25 acres and zoned CMU-PUD. Development intended for this parcel includes a Homewood Suites hotel, estimated to be completed by January 2027. The applicant submitted a PUD amendment in December 2023 to request a waiver for up to 62' in height for the structure, as it located just outside the interstate interchange radius which allows for additional height up to 70'. As of writing this, the amendment still needs to be heard by the Board of Commissioners for 2nd read on 2/12/2024.

6-103 Bulk Regulations: The building footprint is 18,500sf and the height is five stories (54. 7'). A waiver was granted for additional height beyond the maximum typically allowed via a PUD amendment. Building coverage and impervious surface maximums are not exceeded 13.07% (50%) and 67.83% (80%) respectively. Building setbacks are correctly identified 30'f, 10's and 20'r and not violated by any structures.

Parking: Parking is provided in slight excess of the minimum of 1.25 spaces/room, six spaces are ADA accessible. All parking spaces are appropriately sized. Bicycle parking is provided, and details show a black wave style rack. Sidewalk is widened to 7' where adjacent to vehicle parking and wheel stops are not proposed. The resubmittal letter indicates that EV chargers and associate parking spaces are identified on the plans, however this is not the case. If these items are proposed include them on construction plans.

Access: Access to Belinda Parkway is proposed via the property to the south via a connection with Music City Honda and their existing curb cuts. To the north the access will traverse a separate parcel, where Two Rivers Ford has an existing curb cut. An easement is not shown, though the resubmittal letter notes that an easement is recorded on the plat. A pedestrian connection from the right-of-way to the entrance of the building is proposed.

Landscaping: Initial landscape plan review netted several comments for plans dated 1/17/2024. Any outstanding comments shall be addressed prior to the issuance of any permits. Staff requested additional landscaping along the front of building which is not shown on the plans.

6-103.7 Commercial Design Regulations: The building is to be five stories tall. The total area is 89,300sf and includes 123 guest rooms. The applicant is requesting a waiver for the facade materials as shown, in totality the façade will include 62% brick and stone and the remaining 38% will be fiber cement and metal. The roof top mounted HVAC and utility equipment is screened via parapet walls. Notes provided indicate that wall mounted utility equipment shall be painted to match the façade. Gas grills with stone bases are proposed per staff requests.

Parking lot lighting includes fixtures similar to the d-series often approved in the City, mounted to black poles. The lighting fixtures and poles have been removed from parking spaces per staff's request. The photometric plan indicates compliance with regulations. The applicant has removed the wal-pak lighting fixtures on previous submittals and provided a note that wall fixtures shall be decorative designs. The dumpster detail indicates compliance with zoning regulations. Adjacent to dumpster area is an enclosed storage area, this shall be faced with the same materials as the dumpster enclosure.

2016-2 Hotel/Motel Ordinance: Notes provided indicate compliance with this ordinance which requires the hotel to be staffed 24hrs, seven days a week, include at least 100 rooms, pool, fitness center, interior corridors, full hot breakfast, 3,000sf indoor common areas, 450sf business center, and 1,800sf of meeting space. Staff has verified that the plans do indeed include these requirements.

Waivers/Variances: One waiver is requested:

1. 6-103.7 Commercial Design Standards: 62% brick and stone, 38% other materials including fiber cement and metal panels. STAFF SUPPORTS

Other: Retaining walls are proposed and notes are provided which indicate compliance with regulations (brick or stone or segmental block). Trash receptacles are noted to be provided and locations noted and acceptable. Guardrails are noted to be painted black as are poles. Fencing details indicate metal, painted black. Bollards and poles are noted to be painted black.

Summary: Outstanding items are minor and may be addressed via the conditions of approval below. One waiver, for the façade materials as proposed, is requested and subject to Planning Commission approval.

Recommendation: Staff recommends approval of the Site Plan for Homewood Suites at 80 Belinda Parkway, subject to the conditions of approval below.

Planning and Zoning:

1. All conditions of Preliminary Master Development Plan shall be adhered to.

2. All commercial design requirements (6-103.7) shall be adhered to excepting any waivers grant by the Planning Commission.
3. Landscape plan review comments shall be addressed prior to submitting construction plans.
4. Provide additional landscaping along the front of the building.
5. Identify the access easements on subsequent submittals.
6. Include EV charging spaces on construction plans if proposed as the resubmittal letter states.
7. The storage area adjacent to the dumpster shall be enclosed and faced with the same materials as the dumpster enclosure.
8. Light poles shall not be placed within parking stalls.

Public Works:

1. Landscaping plans shall be approved prior to the commencement of construction plan review.
2. In lieu of providing traffic impact analysis, please provide 12-hour intersection turning movement counts at the following intersections:
 - Belinda/Providence Trail
 - Belinda/I-40 slip ramp
 - The Red Robin signal
 - Adams Lane/Mt. Juliet Road

These counts shall be provided to the City at the issuance of the Land Disturbance Permit.

3. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
4. The preliminary drainage report is under further review. A comprehensive review of the drainage report will take place at the construction plan review.
5. Provide cross-access easement to the eastern and western driveway stubs. Easement shall be recorded prior to the issuance of the land disturbance permit.
6. Striping modifications may be needed for the southbound approach at Belinda Parkway/Providence Trail.
7. Show the existing pavement to better illustrate the intended use of the two proposed intersections with the Ford Dealership site.
8. Can the existing stub from the Ford dealership site not be used as an access point as opposed to the middle of the radius to the north?
9. Provide vehicle turning movement paths from Belinda Parkway to and from the site for MJFD and delivery trucks that will serve this land use.
10. The crosswalk in the northern parking lot doesn't connect to anything on one side.

West Wilson Utility District:

1. No comments provided this review cycle.

Mt. Juliet Fire Marshal:

1. No combustible material (mulch, bark, etc.) within 3 ft. From the structure. Only material that can be next to a structure is no combustible (rock, brick, concrete, etc.)