



## MEMORANDUM

**Date:** May 16, 2024

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

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

**Re:** Divine Dental Prosthetics  
Site Plan  
Map - 053  
Parcel -056.00

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**Request:** CSDG, on behalf of their client, Kirkwood Holdings, LLC., is seeking Site Plan approval for Divine Dental Prosthetics, a 5,666 square foot building, located at 380 Nonaville Road. This is located in District 1, which is represented by Commissioner Ray Justice.

**Analysis:** This parcel is zoned, OPS, Office Professional Services, with surrounding zoning of RS-40, to the North, East and Southern properties. The property to the West, directly across Nonaville Road is currently zoned CRC-PUD, Commercial Retail Center Planned Unit Development. This property was rezoned to OPS, with a positive recommendation by the Planning Commission on July 21, 2022, and adopted by Ordinance 2022-43, by the Board of Commissioners on October 24, 2022.

The proposed new building intended use is for a dental laboratory. The total area of the building is shown at 5,666 square feet and will be two stories. The use is consistent with the permitted uses within the zoning ordinance.

**Bulk Regulations:** Building setbacks are 30', 10' and 20' for this parcel. The building is proposed as two-story. The tallest portion of this building is 27.67' high and is below the 50' required. The structural coverage maximum for this zoning classification is 50% and the proposed coverage does not exceed 12.5%. The impervious surface ratio cannot exceed 80% maximum and as submitted will not exceed 60.6%, of which includes 12.5% building, 39.0% asphalt and 9.1% concrete.

**Vehicular Access:** Vehicular access is via Nonaville Road, with ingress and egress accessible via one drive aisle of approximately 24'.

**Pedestrian Access:** The installation of a 6' private sidewalk will be provided for pedestrian access to a public sidewalk to be located along Nonaville Road. This sidewalk will extend to the Western Edge of the parking lot adjacent to the side of the building, for employee and guest parking.

**Parking:** The plans identify (1) one ADA parking space with van accessibility to be included, meeting the minimum parking requirement. ADA signage is to be placed in a bollard and will be painted either black or a color complimentary to the building. No galvanized or channel posts are proposed nor allowed. Per the regulations for Professional medical services, one space per 300 square feet with a total requirement of 19 spaces. The site is proposing 25 parking spaces, with no wheel stops proposed.

**Landscaping:** The most recent Landscape plans are under review and comments are forthcoming. The previous review provided a few minor issues to address. All comments shall be addressed prior to the submittal of the construction plans.

**Building Design, 6.103.7:** The building is required to be faced with 100% brick and/or stone. The applicant is seeking relief in the form of a variance request for 65% primary masonry materials, and the allowance of 35% secondary materials to include Nickel gap siding, as shown on the architectural elevations on project sheets, A2-0P & A2-1P.

HVAC unit is shown as ground mounted at the Northeastern rear corner of the building. All screening will be per code requirements and requested to have enhanced landscape screening. There is no wall mounted utility equipment shown. Any proposed wall mounted utility equipment shall be painted to match the façade. Wall mounted lighting fixtures shall be of a decorative variety with no wal-paks permitted. The roof is comprised of black standing seam metal with black pre-finished metal fascia to match the roof.

**Other:** There is a dumpster shown on the Northwestern side of the parking area with the required enclosure and noted to be faced with masonry materials complimentary to the building. The Dumpster gate is to be non-corrugated metal and will include a required pedestrian accessible door. The dumpster enclosure must adhere to article 6.103.7.7.

An outdoor decorative trash receptacle and five-space wave style bike rack are provided and adequate. Notes on the civil details indicate that all poles and bollards will be painted black or colors complimentary to the primary structure. The parking lot lighting fixtures are LED, decorative in nature and all the poles and fixtures will be painted black. The photometric plan is primarily compliant with the regulations. Some minor light bleed issues on the Southern property line, as zoned RS-40, but utilized as a legally non-conforming industrial use, will be addressed prior to construction plan submittal.

**Waiver Request:**

1. 6-103.7: 100% masonry façade materials – Request to use 65% masonry and 35% secondary material. The majority of the secondary material is shown as Nickel gap siding is in less visible areas of the building. **STAFF SUPPORTS**

**Summary:** Most of the staff's comments from previous reviews have been addressed with only minor issues remaining. Should this site plan be approved, these issues shall be addressed on the construction plans. The waiver explained above is subject to Planning Commission approval.

**Recommendation:** Staff recommends approval of the site plan for Divine Dental Prosthetics at 380 Nonaville Road, subject to the conditions of approval below.

**Planning and Zoning:**

1. All requirements of the Commercial Design regulations, 6.103, shall be adhered to, excepting any waivers granted by the Planning Commission.
2. Brick shall be clay, baked and individually laid.
3. The dumpster enclosure shall address all the requirements of 6.103.7.7.
4. Wall mounted lighting fixtures shall be decorative in nature. Wal-paks are not permitted.
5. Bollards shall be painted black or a color complimentary to the building. Wheel stops are not allowed.
6. Poles and posts for lighting and signage shall be painted black, or a color complimentary to the building.
7. Provide additional pavement markings for pedestrian access and crosswalks in the parking lot.
8. Correct note #9 on sheet C2.00 in regards to roof mounted HVAC equipment, as all HVAC equipment is shown as ground mounted.
9. Provide enhanced landscape around ground mounted HVAC units for screening purposes.
10. Landscape plan comments are via separate cover and shall be addressed prior to submittal of construction plans.
11. Provide tree preservation plan. Existing trees and vegetation may be utilized towards the landscape buffer per code.
12. Sign plans shall be submitted under separate cover and will be reviewed by the Planning Department.
13. Elevation material details to include manufacturer and color schemes to be provided at the time of construction plan submittal.
14. Provide an accurate percentage chart for the variance requested on the elevation materials, as the variance and the chart substantially differ.

**Engineering:**

1. Preliminary drainage report under review. A comprehensive review of the drainage report will take place at the construction plan review.
2. Landscaping plans shall be approved prior to the approval of construction plans.
3. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
4. Sewer availability has been requested.
5. A construction patch detail will be provided at the construction plan review.
6. Pretreatment options shall be determined at construction plan review.
7. The type of on-site grinder system/pump station shall be specified at construction plan review.
8. Provide 6' sidewalk along Nonaville Road.
9. This development does not require a traffic study after review of screening form.
10. Provide turning movement analysis for City of Mt. Juliet Fire Apparatus.
11. Pedestrian crossings should be at 90 degrees to vehicular path to minimize crossing distance.

12. Show existing pavement markings on Nonaville Road on these plans.
13. The sight distance evaluation needs to be done for a three-lane section. Previous evaluation was submitted for a two-lane section. If mitigation measures are required upon review of the three-lane section sight distance analysis, staff and the developer shall come to an agreement on mitigation measures prior to the submittal of construction plans.
14. The following shall be further reviewed at construction plan phase:
  - C2.00, move the pedestrian walkway and internal crosswalk to run along the driveway.
  - C2.00, move the bicycle rake to not obstruct the pedestrian pathway.
  - C2.00, move the ADA van accessibility aisle to the southernmost parking space. Move the ADA ramp to be within the accessibility aisle.
  - L1.00, show the pedestrian path on the landscaping plan.

WWUD:

1. The service connection will change.

Wilson County School District:

1. No Comments Received.