



MEMORANDUM

Date: July 18, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Waffle House
Site Plan
Map - 053
Parcel(s) – 065.00

Request: Submitted by the Contineo Group, on behalf of their client, Waffle House, the applicant is requesting a Site plan approval for a Waffle House restaurant. The project will be located at 12085 Lebanon Rd.

Analysis: This parcel is zoned CG, Convenience General and is approximately 1.059 acres. The surrounding zoning is CG, to the North, West and South parcels, and I-R, Industrial Restrictive to the East. The development site is located on the North side of Lebanon Road, just east of Nonaville Road. This site sits adjacent to the Speedway convenience store to the West and Pace Analytical to the East. The site currently houses a self-serve car wash, which is to be torn down for the new development.

Bulk Regulations: Required setbacks are 30' front, 10 side' and 20 rear' and correctly rendered. The maximum building coverage allowance is 50% and the proposed total building coverage is at 2,000 sf and acceptable at 4.3%. The maximum ISR coverage allowance is 80% and the proposed total ISR coverage is acceptable at 39%. The maximum building height allowance is 35' and as proposed is only 16' 2" and one story.

Vehicular access: Vehicular access is provided via Lebanon Rd, adjacent to Nonaville Road to the West. The existing driveway from Lebanon Rd., from the current use is to remain and is 30' in width. The proposed drive aisles throughout the remainder of the site are shown at 26'. The existing access easement to the Easterly parcel is proposed to remain open.

Pedestrian access: A pedestrian access area will be provided to the sidewalk along Lebanon Rd., via the public sidewalk connection.

Parking: Parking spaces for the restaurant are required at one space per 150 sf or ever four seats, whichever is greater. This is a sit down restaurant, and the requirement is 13 spaces for the 2000 sf of space. The proposed parking is for 34 spaces and included two van accessible handicapped spaces with direct access to the front of the restaurant.

Spaces are of adequate size, and wheel stops are not permitted nor proposed. ADA signage is to be placed in bollards and painted black or a color complimentary to the building façade. A five-

space wave style bike rack and detail is provided. Cross hatching shall be provided on the pavement at the Southern end of the parking lot for the Eastern and Western portions of the lot and drive aisles for pedestrian and employee access and safety.

Landscaping: The most recent Landscape plan resubmittal is under review and comments are forthcoming. Enhanced landscaping was requested and will be provided around the detention pond. All comments shall be addressed prior to the submittal of construction plans.

Building Design, 6-103.7: The 16'2", one story structure and dumpster enclosure are predominantly faced with brick, which is to be clay baked and individually laid. Wall mounted utility equipment shall be screened via masonry or painted to match the façade. HVAC equipment is roof mounted and its location is screened entirely via the parapet wall per code requirements. Wall mounted lighting fixtures are shown as decorative sconces, and wall packs are not permitted.

Other: The dumpster enclosure detail is provided but does not provide a separate pedestrian access door, which will be required in order to be compliant with the requirements of 6.103.7.7. A trash receptacle is provided at the South end of the building and adequate. All poles, posts and bollards are to be painted black or a color complimentary to the building and shall not be painted yellow. Wheel stops are not permitted nor proposed. Parking lot lighting fixtures are provided, in the LED D-series style, commonly found throughout the city. The poles are to be painted black. The photometric plan is compliant with the regulations for the use and location of this property. Signs are to be reviewed under a separate application via the Planning department.

Summary: The resubmittal has very minimal items to be addressed and these are found in the conditions of approval below. There are no waiver or variance requests.

Recommendation: Staff recommends approval of this site plan for Waffle House on Lebanon Road with the inclusion of the following conditions:

Planning Department:

1. Wall mounted exterior lighting fixtures shall be a decorative sconce variety. Wall packs are not permitted and should be removed from the typical details on sheet C10.
2. Provide a pedestrian access door to the dumpster corral.
3. Revise cover page to include Site Plan on Main label.
4. Provide additional lighting at ingress/egress along with the access easement connection.
5. Show location of proposed decorative aluminum fence.
6. Provide additional crosswalks, and safety measures for customers and employees on Southern parking areas to the East and West.
7. Identify the shared or joint access easement with the parcel to the East, on the plans or provide evidence otherwise prior to the submittal of construction documents.
8. All poles, posts and bollards shall be painted black or a color complimentary to the building façade, not yellow nor red. Channel posts and wheel stops are prohibited.
9. Landscape plans shall be addressed prior to the submittal of construction plans. Verify the location of the trees in the streetscape do not encroach into utility easements.
10. Signage to be reviewed under a separate application to the Planning Department.
11. All requirements of the commercial design guidelines, 6.103.7, shall be adhered to.

Engineering Department:

1. Landscaping plans shall be approved prior to the approval of construction plans.
2. All sidewalks, trails, curb ramps, and crosswalks shall meet ADA compliance.
3. ADA parking must be as close as practical to the front entrance.
4. The centerline of the driveway must align with Sunset Drive.
5. The driveway shall be striped to include a 24" stop bar and 6" DSYL centerline from Lebanon Road to the first parking row.
6. The driveway shall install a stop sign at Lebanon Road.
7. Guard rail is required on both sides of the driveway culvert crossing.
8. The pedestrian walkway must be behind a raised curb. It may not be level with the travel way.
9. Truck turning template for dumpster removal shall be provided.
10. Staff requests that the developer clean up the stream channel at the culvert crossing (ARAP required) during construction.
11. Preliminary drainage report under review. A comprehensive review of the drainage report will take place at the construction plan review.
12. Surveyor shall stamp and sign proposed survey submitted.
13. Surveyor or Certified Floodplain Surveyor to provide a certified finished floor elevation of any proposed structure before land disturbance permit is issued. City requirements are to show 4 feet above highest adjacent grade. Provide an elevation certificate showing proper elevations before the issuance of land disturbance permit. *Currently, this submittal does not meet the Zone A requirements of the City of Mt Juliet code.*
14. Provide Engineering Department cut and fill calculations for approval before the issuance of the land disturbance permit.
15. Property is in FEMA Flood Zone A. Owner can submit to FEMA for a Letter of Map Revision (LOMR) to adequately show the proposed building are being constructed out of Flood Zone A. This would satisfy the National Flood Insurance Program regulations and may change the owner's requirements for flood insurance.
16. This development shall comply with the City Floodplain Ordinance Section 8-305.5.
17. No section of the turndown sidewalk may be flush with the pavement.
18. Continue the sidewalk into the westernmost parking channel. Provide an ADA compliant crossing to the turndown sidewalk.
19. Site Note #10 shall state compressive strength of 3,500 psi.
20. TDOT shall ultimately approve the driveway permit prior to construction.
21. Engineer shall date the plans.

Wilson County Schools:

1. No Comments Provided

West Wilson Utility District:

1. The existing 12" water line along Lebanon Road is not shown.
2. Add a note stating the backflow device will be per WWUD specifications.