



## MEMORANDUM

**Date:** February 20, 2025

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

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

**Re:** Slick City  
Site Plan  
Map - 078  
Parcel(s) – 13.14

---

**Request:** Para Design, LLC., on behalf of the owner/developer LP Land Holdings, LLC., is requesting site plan approval for Slick City at Legacy Pointe in District 3.

**History:** Legacy Pointe is an existing commercial development on the south side of Golden Bear Gateway and abutting Interstate 40 to the south. The property abuts Costco to the north. This development currently has several commercial projects underway and is home to AOS Medical Facility along with a large Class A office building. This area is zoned CI, commercial interchange. The proposal for this property is for a single story 40,000 square foot entertainment complex. The use is permitted by right in CI zoning. This lot is approximately 2.93 acres/127, 743 square feet.

**Article VI Bulk Regulations:** The yard dimensions as provided are correct, for CI districts (30'f, 10's and 20'r) and correctly rendered on the site plan. Building coverage as shown is 31.3% with a maximum allowance of 50%. The impervious surface coverage calculation is 77.05% (98,434 sf) with a maximum ISR of 80%. The building's height is 30' at its highest structural point, and within the maximum permitted (35').

**Vehicular and Pedestrian Access:** Vehicular access is provided via two outlets, both are offsite and will require access easements that need to be established. Drive aisles are all two way and appropriately sized at 26' in width. Pedestrian striping is proposed at two locations within the parking lot providing access to the sidewalk connections and the sidewalk is connected to the sidewalk in the right-of-way. Sidewalk is widened to 7' where adjacent to parking to accommodate vehicle overhang without wheel stops.

**Article IX Parking:** Parking requirements for this type of entertainment venue, per code, will be determined at the Planning Commission level. Currently the applicant is proposing 130 spaces. Staff feels this is an appropriate number of parking spaces for this use. All spaces are 9' x 17.5'. This plan will also include 5 accessible ADA spaces. All spaces are of appropriate size. Bicycle parking is provided via a wave-style bike rack alongside the front of the building. Wheel stops are not proposed, and the front sidewalk is shown at 7' to provide adequate room for vehicular overhang.

Article X Landscaping: The landscape plans are under review by the City's consultant. Any comments received shall be addressed before the submittal of construction plans.

6-103.7 Commercial Design Guidelines: Building height is identified as 30', below the maximum of 35' permitted. The building is primarily faced with metal panels (73%) / 19,390 sf. The other materials as noted are brick (25%) / 6,700 sf and Glass at (2%) / 600 sf. The parapet wall as shown is metal panels. Lighting fixtures are a decorative variety and permitted as shown. The applicant is requesting a waiver on the CDS for the façade materials, as shown below. Material samples have been provided. Staff supports the façade waivers as precedent has been set in this area with other developments requesting and receiving similar waivers. The proposal will gel with surrounding development.

The HVAC equipment is roof mounted and screened from horizontal view via the parapet wall. Wall mounted lighting fixtures shall be decorative designs and are permitted as shown. Parking lot lighting poles are to be painted black and fixtures are typical D series as standard on similar other commercial projects in the area. The photometric plan is acceptable, as the site is surrounded by commercially zoned property. Wall mounted utility and meter equipment shall be painted to match the building façade it is attached to.

Other: The plans show trash receptacles located at the main building entrances per code and details. The dumpster enclosure is compliant with City regulations and includes masonry walls with brick color to be complimentary to the main building, steel gates and a pedestrian door. Should the site utilize retaining walls, they shall be constructed of masonry or segmental block.

Waivers/Variances: The following waivers are requested:

1. 6-103.7 – Request for up to 73% of any façade to include metal panels in lieu of full masonry – **STAFF SUPPORTS** due to abutting projects recently approved with similar waiver requests and materials.

Summary: This site plan is for 40,000 sf entertainment complex building. The building façade waiver, explained above, is subject to Planning Commission approval. Staff is of the opinion that the façade material is in line with other projects in the area. Parking is not specified in the ordinance for this particular use, rather the code leaves the parking ratio up to the Planning Commission to decide. Staff supports the number of parking spaces as shown. The remaining items to address are included in the conditions of approval below and are minor in nature.

Recommendation: Staff recommends approval of the site plan for Slick City at Legacy Pointe, subject to the conditions of approval below:

Planning and Zoning:

1. Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction documents.
2. All brick shall be clay, baked and individually laid.

3. All requirements of the 6-103.7 shall be adhered to.
4. The façade waiver is subject to Planning Commission approval or all requirements of 6-103.7 shall be adhered to.
5. Signage shall be reviewed via a separate application to the Planning Department. No variance requested for additional wall signage. Wall signage shall be limited to a maximum of four (4) wall signs per the sign ordinance.
6. Wall mounted utility and meter equipment shall be painted to match the building façade upon which it is affixed to.
7. Poles used for signage shall be painted black. Galvanized channel posts are not permitted.
8. Poles used for parking lot lighting fixtures shall be painted black and located in yards or planting beds and not in parking areas or drive aisles.
9. Provide stone in lieu of mulch in planting beds.
10. Provide location of HVAC equipment, to ensure it is appropriately screened from horizontal view with a parapet wall.
11. Paint wall mounted utility equipment to match the façade.
12. Bollards shall be painted black or a complementary muted color.
13. Access easements for the offsite drives are required.

#### Public Works:

1. Stripe the approach to the all-way stop.
2. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
3. Any roof drains shall be subsurface and tie into the storm system.
4. Per the conditions of the preliminary plat approval, each lot shall pay \$2,000 per acre at the time of land disturbance permit until \$125,000 is reached for the installation of high-mast LED lighting at the I-40 interchange.
5. A letter of approval from West Wilson Utility District will be needed prior to construction plan approvals are issued from Public Works.
6. Landscaping plans shall be approved prior to the approval of the construction plans.
7. Pre-treatment will be further reviewed at construction plan review.
8. Sewer availability has been requested.
9. Stormwater Coordinator: 100-year peak flow event requirement as well as TN Rule 400-10-.04 apply at construction plans.
10. 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.

#### Wilson County Schools:

1. No Comments Received

#### West Wilson Utility District:

1. The Engineer and WWUD are having discussions on the best way to provide water service to this project.