



MEMORANDUM

Date: February 15, 2024

To: Luke Winchester, Chairman and Planning Commission

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

Re: Mundy Memorial
Site Plan Modification
Map - 095
Parcel(s) – 058.10

Request: 615 Design Group, on behalf of the owner, requests a Site Plan Modification for an additional building for Nashville Office Interiors at 105 Mundy Memorial Drive in District 4.

Overview: The development site is located on the west side of Mundy Memorial Drive, between Belinda Parkway and I40. The zoning is I-R. Surrounding zoning is also I-R. The area of the parcel is 3.95 acres. Existing improvements on the site include a one story 19,845sf building and associated parking. This proposal will add an additional two-story warehouse/office building of 20,000sf, north of the existing one, and associated improvements. The existing pavement to remain will be milled and replaced and restriped. Existing landscaping and poles, bollards, etc will be improved to meet code requirements. The resubmittal letter indicates a development timeline is provided but it is not found in the plan set.

7-103 Bulk Regulations: The building footprint is 20,000sf and the height is two stories (29'). Building coverage and impervious surface maximums for the site with both the existing and new building are not exceeded 23% (50%) and 60% (70%) respectively. Building setbacks are identified as 20'f, 5's and 20'r. This is incorrect, the side setback shall be 10', though the structure as proposed does not violate the 10' side setback requirement.

Parking: Forty-seven parking spaces will be provided for both structures upon completion of the new structure. This exceeds the minimum required of 34 spaces (1/3000sf warehouse & 1/300sf office). The spaces are appropriately sized (9'x17.5') as are the drive aisles. Wheel stops are not used. A bike rack detail is provided but the location of it is not provided.

Access: Access to the site is unchanged from existing, with curb cuts north and south of the existing building. Six-foot-wide sidewalk is proposed along the property's Mundy Memorial frontage per subdivision requirements.

Landscaping: Initial landscape plan review netted several comments for plans dated 1/17/2024. Any outstanding comments shall be addressed prior to submittal of construction plans. Existing

site landscaping will be brought up to code. Loading areas visible from the right-of-way require additional material and berming to screen the view, the plans indicate this will be provided.

6-103.7 Commercial Design Regulations: The building is to be 2 stories tall, 29'. The façade is comprised of brick and stone. Notes on the plan indicate that roof mounted HVAC equipment will be screened from horizontal view via the parapet wall. The front parapet is taller than the back and sides, the HVAC equipment needs to be screened from all directions.

Parking lot lighting appears to be a reuse of what is there and addition of similar where required. Further details of the fixtures and poles are not provided. 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 and noted indicate compliance with zoning regulations and the resubmittal letter indicates the truck will be able to service it.

Waivers/Variances: Waivers and/or variances are not sought.

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: The majority of staff comments have been addressed. Outstanding items are minor and may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the Site Plan for the Nashville Office Interiors warehouse on Mundy Memorial Drive, subject to the conditions of approval below.

Planning and Zoning:

1. Correct the side setback in the site data table, 10' required.
2. Identify the location of the bike rack on the site plan.
3. Any additional parking lot lighting fixtures are added poles and fixtures shall be black, decorative type.
4. All requirements of 7-103.9, industrial design guidelines, shall be met.
5. Provide a development timeline.
6. Rooftop mounted utilities shall be screened from horizontal view from all perspectives via the parapet walls.
7. Landscape plans shall be approved prior to submittal of construction drawings.
8. Light poles shall not be placed within parking stalls,
9. All posts shall be black powder coated and decorative in nature.

Public Works:

1. Landscaping plans shall be approved prior to the start of construction plan review.
2. Truck turning paths on sheet C2.1 only show truck leaving the site. Show the turning paths of trucks entering the site to see if they have room to back into the bays.

3. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
4. Update sewer contact information to Tim Forkum for the City.
5. Provide drainage report for preliminary review. A comprehensive review of the drainage report shall take place the construction plan review stage.
6. General note: New additional impervious area will have to meet current quality and quantity requirements.
7. The applicant completed a traffic screening form and no traffic impact analysis will be required.

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.)