



MEMORANDUM

Date: April 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Waffle House *North
CDS Waiver
Map - 053
Parcel(s) – 065.00

Request: Mercedes Field, with Waffle House, requests a Commercial Design Standards Waiver for a sit down restaurant to be located at 12085 Lebanon Road, located in District 1. The Waffle House site plan was previously approved by the Planning Commission on July 18, 2024. This location is in District 1.

Analysis: The Waffle House site plan was previously approved by the Planning Commission on July 18, 2024. The restaurant is situated on approximately 1.059 acres and is adjacent to Speedway on the West, and Pace Analytical to the East.

The building is approximately 2,000 sf, with a maximum height proposed at 16'2", and one story. The building at site plan approval was predominantly faced with brick, which as noted by staff, to be clay baked and individually laid. No variances for façade deviations were requested by the applicant at that time.

The applicant is proposing to utilize Quik-Brick in lieu of individual clay-fired brick, to be individually laid.

Article 6.103.7.2 – Commercial Design Standards: Code section excerpted below:

Building design. Building(s) may be required to incorporate similar design elements and shall be compatible with surrounding buildings with regard to massing, color, scale, proportion of openings, roof types, types of glazed openings, and degree of detail. Color and design elements shall also be compatible with buildings in the vicinity which have been approved in accordance with these design provisions. Color schemes considered to be unpleasant, distasteful or objectionable, as determined by the Planning Commission, will be sufficient reasoning for a negative vote. On corner lots, both sides of the building facing the street are considered the front of the building, and shall include design elements such as windows, doors, texture and wall treatment to provide visual interest and prevent development of a long continuous blank wall. Commercial and institutional buildings which are visible from a public street are required to have a minimum of 100 percent brick and/or stone on the facade(s) facing a public street and 100

percent brick and stone on all other facades. Commercial and institutional buildings which are not visible from a public street are required to have a minimum of 50 percent brick and stone on all facades. The Planning Commission may permit any other construction materials allowed under state law. In determining whether to allow such materials, the Commission may consider whether the material is proposed as an accent, as a portion of a corporate motif, as well as whether the design is in line with general aesthetic goals of the City of Mt. Juliet as set forth herein, and any other factors deemed relevant by the applicant.

Summary: The applicant is requesting a Commercial Designs Standards waiver to the 100% brick or stone façade requirement, as found in 6.103.7.2, design standards for commercial structures. This proposal includes a façade of primarily Quik-Brik (in lieu of the previously approved 100% clay fired and individually laid brick) and glazing. Should the waiver request be granted by the Planning Commission, the site plan construction documents will be noted accordingly.

Recommendation: Staff does not recommend approval of the Commercial Design Standards waiver for Waffle House at 12805 Lebanon Rd., subject to the conditions below:

Planning and Zoning:

1. Unless this waiver is granted, elevations must comply with the Commercial Design Standards as provided in Article 6.103.7.2 as previously approved by the Planning Commission on the Site Plan, dated July 18, 2024.

Public Works:

Wilson County Schools:

West Wilson Utility District: