



## MEMORANDUM

**Date:** April 17, 2025

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

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

**Re:** Revive Implant & Cosmetic Dentistry  
Site Plan  
Map – 072A  
Parcel(s) – 006.00

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**Request:** TTL, on behalf of their client, Dr. Elijah Brown, is requesting site plan approval for Revive Implant and Cosmetic Dentistry office located at 2960 North Mt. Juliet Rd., in District 3.

**History:** The property is located at 2960 North Mt. Juliet Road, on the North corner of Hillview Drive and North Mt. Juliet Road. The property is zoned CTC, Commercial Town Center. The property abuts CTC to the North, RS-40 to the West, RS-40 and OPS to the South, and CTC to the East across North Mt. Juliet Road. The proposal for this property is for a single story, 6500 square feet professional services office building to house a dental office. The use is permitted by right in the CTC zoning. The lot is approximately 1.10 acres/47,916 square feet.

**Article VI Bulk Regulations:** The yard dimensions as provided are correct for CTC districts, (30' front, 10' side and 20' rear) and correctly rendered on the site plan. Building coverage as shown is 13.56% with a maximum allowance of 50%. The impervious surface coverage calculation is 47% (20,638 square feet) with a maximum allowance of 80%. The building's height is 17' at its highest structural point and within the maximum permitted (35').

**Vehicular and Pedestrian Access:** Vehicular access is provided via one outlet, with ingress and egress being obtained via Hillview Drive only. Drive aisles are all two way and appropriately sized at 26' in width. Pedestrian striping is proposed at one location 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 professional services, medical, per code, is required at one space per 300 square feet, with 22 spaces required. Currently the applicant is proposing 35 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 2 van 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 and a detail is provided. 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 17', below the maximum of 35' permitted. The building is primarily faced with masonry (92%). The other materials as noted are 8% of metal panels, used as accent on front side facing N. Mt. Juliet Rd. The applicant is requesting a waiver on the CDS for the façade materials, as shown below.

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 both residential and commercially zoned property. Wall mounted utility and meter equipment shall be painted to match the building façade it is attached to.

Other: The plans do not show any trash receptacles located at the building entrances as required per code and one will be requested, with a detail. There is no dumpster planned for this site; however, the project will provide an enclosure for the trash cans to be utilized and it will be compliant with City regulations and includes masonry walls with brick color to be complimentary to the main building, metal gates and a pedestrian door. There is a retaining wall proposed, which is to be constructed with masonry, detail is provided.

Waivers/Variances: The following waivers are requested:

1. 6-103.7 – Request for up to 8% of the front (East facing) façade to include metal accent panels in lieu of full masonry – **STAFF SUPPORTS.**

Summary: This site plan is for a 6,500 square foot dental office. The building façade waiver, explained above, is subject to Planning Commission approval. Parking provided is in excess of the required amount for a professional office building, and can be reduced, however, the amount provided meets the code requirements. The remaining items to address are minimal and are included in the requested conditions of approval as listed below.

Recommendation: Staff recommends approval of the site plan for Revive Implant and Cosmetic Dentistry, subject to the conditions of approval below:

Planning and Zoning:

1. All requirements of 6-103.7 shall be adhered to.
2. All brick shall be clay, baked and individually laid.
3. Wall mounted utility and meter equipment shall be painted to match the building façade upon which it is affixed to.
4. Poles and bollards used for signage shall be painted black or a complimentary muted color. Galvanized channel posts are not permitted.
5. Poles used for parking lot lighting fixtures shall be painted black or a complimentary muted color and located in yards or planting beds and not in parking areas or drive aisles.

6. HVAC equipment shall be adequately screened by parapet walls from horizontal view.
7. Wheel stops are not permitted.
8. Provide a decorative trash can at the entrance of the facility.
9. Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction documents.
10. Provide stone in lieu of mulch in planting beds.
11. Privacy fencing shall be opaque and of a low maintenance material. Remove the wooden fencing and detail on sheet C8.02.
12. Signage shall be reviewed via a separate application to the Planning Department. No variance is requested for any additional signage.

Engineering:

1. Roof drains shall be subsurface and connect to the storm system.
2. A letter from West Wilson Utility District with their approval of the project shall be provided to Engineering prior to the issuance of the Land Disturbance Permit.
3. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
4. A duplex sewer pump station will be required for this site. Pump station specifications will be provided to the developer/engineer during construction plan review.
5. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
6. EPSC measures shall not be installed in the buffer.

West Wilson Utility District:

1. Brent Finley is spelled wrong. That is bad.
2. Proposed storm lines and Underground Detention shall be 10" away from existing water line.
3. There is an existing water meter on-site. Is it large enough?

Wilson County Schools:

1. No Comments Received