



## MEMORANDUM

**Date:** November 20, 2025

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

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

**Re:** Fifth Third Bank  
1901 N. Mt. Juliet Rd.  
Site Plan  
Map – 072P  
Group - A  
Parcel – 014.02

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**Request:** Infinity Engineering Group, on behalf of their client Fifth Third Bank is requesting approval of a site plan for a new 2,397sf bank building to include an ATM. This building is to be located on a parcel in Everette Downs located at 1901 N. Mt. Juliet Road in District 3.

**Overview & History:** The site is located on a parcel in the new Everette Downs mixed use PUD, established by ordinance 24-34 in 2024, and is currently an undeveloped parcel of land. The zoning for this parcel is CTC-PUD, commercial mixed use planned use development and will include a single 2,397 sf bank building with an ATM on 1.0 acres. The use is permitted by right in the base zoning district.

**Article VI Bulk Regulations:** The yard is correctly rendered (30' front, 10' side, and 20' rear) and the structures do not violate them. Building and impervious surface coverages are within the basic requirements at 6% (50% max). The building height is 19' 8 ¾" at its highest structural point and within the maximum permitted 35'.

**Vehicular and Pedestrian Access:** Drive aisles on site are shown at 26' on the West and Southern portion of the property, 20' on the one-way aisle running East to West and a variable width drive aisle to the East for the two-lane drive thru and access ranging from 26' to 39' respectively. The only access point is to the East via an access drive. There will be no connection to Everette Downs Way, the main access street into the development.

The drive thru lanes are located on the East side of the site and include the appropriate vehicle stacking spaces, width and a bypass lane, separated by striping. The bypass lane to the East exceeds the 12' width requirement, and is shown as a one-way lane headed North and then due West upon exiting the drive thru lane. The ATM is in the second drive thru lane, on the East side of the building.

A six-foot-wide sidewalk is provided to provide pedestrian connection from the building to the Everett Downs Way sidewalk with a direct connection to N. Mt. Juliet Road.

Article IX Parking: Parking for commercial banking, financial, insurance and real estate services is 1 space for every 300 square feet of floor space, with a requirement of 8 spaces. The applicant provides 14 standard spaces. One van accessible ADA space is required and being provided. All parking spaces are appropriately sized. Bicycle parking is proposed at the front of the building and an adequate detail is provided. Wheel stops are not proposed nor permitted.

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. Street yard trees and vehicular use landscape areas are provided. Non-combustible landscape materials, such as mulch is prohibited within a 3' perimeter of the building.

6-103.7 Commercial Design Guidelines: Building height is identified at 19'8 3/4" at the tallest point, and sits below the maximum permitted of 35'. The building façade is faced primarily with masonry materials with aluminum composite metal panel, eifs and glazing as secondary façade materials. Primary and secondary material percentages by façade, and the applicant will be requesting a waiver for the façade materials of which include thin brick.

Northwest (side) – 60.60% masonry, 39.40% metal and eifs  
Northeast (rear) – 97.57% masonry, 2.43% metal and eifs  
Southwest (front) – 35.23% masonry, 64.77% metal and eifs  
Southeast (side) – 72.60% masonry, 27.40% metal and eifs  
Total – 68.51% masonry, 31.49% metal and eifs.

The HVAC equipment is shown and a screenwall is being utilized for coverage; however, it is noted that all equipment will be screened via parapet walls on the roof. There currently is a screen wall proposed, which is prohibited, however, the applicant will be requesting a waiver to utilize the screen wall. There are no wall mounted light fixtures on this building. Parking lot lighting fixtures and poles are not shown, but are required to be decorative in nature, and the poles shall be black. The photometric plan does not indicate excessive light bleed off the property lines.

Other: The plans show the trash receptacles located in front of the building entrance per code. A 7-space wave style bike rack is also shown and located at the main entrance to the building. Details are provided. The trash enclosure proposed for site, will only be utilized for mobile trash cans, and will not contain a dumpster. The enclosure still meets the CDS guidelines for compliance and will include the masonry walls, steel gates and a pedestrian door.

Waivers/Variances: The following variances are requested:

1. 6-103.7 CDS - Masonry façade materials. Requested to allow no less than 68.51% brick and/or stone on all facades and no more than 31.49% secondary materials in aggregate for all facades sides. STAFF SUPPORTS
2. 6-103.7 CDS – Thin brick, in lieu of full brick to be clay, baked and individually laid. STAFF SUPPORTS IF CLAY, BAKED, INDIVIDUALLY LAID AND GROUTED

3. 6-103.7 CDS – Screen wall in lieu of a parapet wall to block horizontal view of the roof top mounted mechanical equipment. STAFF SUPPORTS

Summary: This proposal is for the Fifth Third bank, located at the corner of 1901 N. Mt. Juliet Road and Everette Downs Way, within the Everette Downs mixed use development. The City's zoning supports this type of commercial development in this area.

**Recommendation:** Staff recommends approval of the site plan for the Fifth Third Bank, located at the corner of 1901 N. Mt. Juliet Road, and Everette Downs Way, subject to the conditions of approval below.

Planning and Zoning:

1. The building façade shall consist of 100% brick and/or stone, unless the requested waiver for the secondary materials is granted. This waiver shall include the ATM enclosure as well.
2. All poles and posts shall be decorative in nature and painted black or a color complimentary to the building.
3. Signage poles and post shall be painted black, gray or to match the site palette.
4. Brick shall be clay, baked and individually laid, including the building, dumpster enclosure and ATM enclosure.
5. Stone shall be natural and individually laid.
6. Paint wall mounted utility equipment to match the façade it is attached to.
7. The landscape plan comments will be via separate cover. Landscape plan comments shall be addressed prior to submitting construction drawings to Public Works.
8. Provide substantial perimeter landscape plantings around the detention pond as this is in a highly visible area.
9. Roof mounted HVAC equipment shall be screened entirely from horizontal view via the parapet walls, unless the requested waiver for a screen wall is granted.
10. All signage shall be submitted by separate application to the Planning Department.
11. The bike rack shall be a wave-style, with space for 5 bikes, and painted black.

Engineering:

1. Previously approved PMDP/PUD conditions apply.
2. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
3. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
4. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
5. Sewer was originally requested and granted with the Everette Downs PMDP/PUD.
6. 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.

WWUD:

1. The water system note 1 and 5 are incorrect. The public water line shall not be adjusted.

2. Sanitary and Storm lines shall have a minimum of 18" vertical clearance between the water line and storm or sewer lines.

Wilson County Schools:

1. No Comments Received.