



**Staff Report**  
**8/20/2026 – Regional Planning Commission**

**Project Name:**

Willow Creek Garden &  
Home

**Address:**

3215 N. Mt. Juliet Rd.

**Legal Description:**

Map(s) – 072  
Parcel(s) – 001.00

**Commissioner District:**

3 - Scott Hefner

**Applicant:**

Melissa Huffman,  
Huffman Real Estate

**Property Owner:**

Armstrong Garden Centers

**Request:**

Site Plan

**Current Zoning:**

CTC

**Requested Zoning:**

Not applicable

**Attachments:**

Plan Documents & Exhibits

**Staff:**

Jon Baughman, City Planner  
Jill Johnson, Planner I

**Request:** The applicant seeks site plan approval for a proposed garden and home center, to be located at 3215 N. Mt. Juliet Road in district 3.

**Description/History:** This plan proposes a garden and home center with a nursery, totaling 36,100 sf, on 5.50 acres. The site incorporates the garden center, greenhouse structures, garden beds and outdoor storage.

**Zoning:** The property is zoned CTC, commercial town center, and all proposed uses are permitted by right in this district.

**Code References:**

**Zoning Regulations** - The plan is proposed to be compliant with most of the zoning regulations, and any specific articles that apply; however, any deficiencies are noted in the conditions of approval. If any variances/waivers have been requested, they will be shown below prior to the conditions of approval.

The landscape plan comments are via separate cover and all comments received shall be addressed prior to submittal of construction plans to Public Works. The plan is compliant with commercial bulk regulations.

**Waiver/Variance Requests:** The following commercial design standards waiver is requested:

1. **6.103.7 Commercial Design Standards** - The applicant has requested to allow for a waiver from the CDS to allow the reduction on the 100% brick or stone requirements as follows: 63% stone on the front (west) façade, 37% secondary materials/glazing, 66% stone on the side (north) façade, 34% secondary materials/glazing, 61% stone on the side (south) façade, 39% secondary materials/glazing and negligible on the rear (east) façade. The secondary material, cementitious board and batten siding has been requested to be utilized in lieu of the 100% brick or stone requirement. – **STAFF**

**SUPPORTS THIS WAIVER REQUEST**

2. **6-103.7 Commercial Design Standards – Metal roof – STAFF SUPPORTS**

**Summary:** The proposal for the garden and home center, as submitted addresses most staff comments from prior reviews. Outstanding issues are minor in nature and may be addressed via the conditions of approval below.

**Recommendation:** Staff recommends approval of the site plan for a plant nursery at 3215 N. Mt. Juliet Road, subject to the following conditions.



**Conditions (by Department):**

**Fire Department:**

1. No comments.

**Planning:**

1. All requirements of Article VI shall be adhered to, except any waivers granted by the Planning Commission.
2. All stone shall be individually laid.
3. Metal and vinyl shall not be permitted for façade materials.
4. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
5. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
6. Identify any trees to be saved and utilized for landscape requirements.
7. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
8. Parking lot lighting shall have decorative fixtures mounted to poles that shall be painted black.
9. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
10. All bollards shall be painted a color complimentary to the building façade, not yellow.
11. All signage shall be reviewed under separate application to the Planning Department. Please be advised that monument signage will require a plat with the location outside of any PUDE's.
12. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
13. All parking area islands shall include grass and/or trees, not mulch, stone or any other material.
14. All fencing shall be decorative and constructed of low maintenance materials, such as aluminum or composite, including around the outdoor storage area.

**Engineering:**

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. Roof drains shall be subsurface.
4. EPSC measures shall not be installed within existing, preserved landscaping buffers.
5. Sewer availability has been requested and granted.
6. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
7. Provide stormwater pipe table during construction plan review.
8. Only one driveway on N. Mt. Juliet Road is recommended. Staff recommends keeping the northern driveway and providing an access easement to the parcel immediately to the south.
  - a. The southern driveway does not meet HSAM spacing or grade break standards. Staff recommends removing this driveway.
9. TDOT driveway permits must be obtained prior to the issuance of the land disturbance permit.
10. The sidewalk on N. Mt. Juliet Road shall be widened to 6'. The entire sidewalk shall be replaced.
11. All ADA spaced must be as close to the building entrance as reasonable. The pedestrian access route from the right-of-way will need to be realigned.



12. Remove the wheel stop detail.
13. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage summary to Engineering for construction plan approval.

**WWUD:**

1. Comments not provided on second submittal.

**Wilson County Schools:**

1. No comments received.