



## MEMORANDUM

**Date:** February 19, 2026

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

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

**Re:** NHC Mt. Juliet 10645 Lebanon Road  
Site Plan  
Map - 54  
Parcel(s) – 20 & 21

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**Request:** Heritage Civil, on behalf of the developer National Healthcare Corporation, is requesting approval of a site plan for a new 120 bed, 64,100sf skilled nursing facility on Lebanon Road District 3.

**Overview:** The development site includes 11.4 acres on two parcels on the north side of Lebanon Road, immediately east of York Road. The zoning for this parcel is CRC. The site is presently undeveloped, save for a single-family house on parcel 21, to be razed.

**Article VI Bulk Regulations:** The required yards are correctly labeled, 30'f, 10's, 20'r and the building does not encroach into any of these required yards. Building coverage and impervious surface coverage is 12.9% and 37.2% respectively, and do not exceed the maximum allowed of 50% and 70%, respectively. The building does not exceed the maximum permitted height of 35', being 27' tall at the highest gable peak. The chimney height is not labeled but is taller than 27' and permitted to be so.

**Vehicular and Pedestrian Access:** Access to the site is proposed via two points, one on York Road and one on Lebanon Road. Pedestrian movement through the site is accommodated via 6' wide sidewalks and a pedestrian connection is provided to Lebanon Road. Sidewalk is widened to 7' to accommodate vehicle overhang. Wheel stops are not proposed. Sidewalk is not shown along the Lebanon and York Road frontages but is required by the subdivision regulations.

**Article IX Parking:** Parking is required at one space for each four beds and one space for each 1,000sf of gross floor area. The building is 64,100sf and will have 120 beds, resulting in 95 spaces. Proposed are 131 spaces. Spaces are 8' x 17.5' and adequate per code requirements. Drive aisles are appropriately wide per code requirements.

**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 3' of the building. The site is subject to a type d buffer along the north

property line where adjacent to County R-1 zoning and the plans reflect this. Perimeter screening is shown around water detention areas.

6-103.7 Commercial Design Guidelines: Building height is 27' at the top of the highest gable, with a chimney higher. The applicant is seeking a design guidelines waiver, described below, for 60% fiber cement siding and 40% masonry for the building as a whole. The building is attractive, but staff cannot support 40% masonry and will support 60% in lieu. The roof will be asphalt shingle.

HVAC equipment is noted to be roof mounted and screened from horizontal view. Should ground mounted equipment be utilized, it shall be screened with masonry. Exterior wall mounted lighting fixtures are decorative sconce type. Parking lot lighting includes d-series on black poles, these poles are not located in vehicular use areas. The photometric plans shows zero light bleed at residential property lines, per code.

Other: The plans show the trash receptacles located in front of the building entrance per code. Two five space, wave style bicycle racks are provided, one at each main entrance. Details for both are provided. The dumpster enclosure meets City regulations, including a masonry enclosure and pedestrian and metal gates. The site will include retaining walls and notes provided indicate masonry faced concrete or segmental block.

General notes provided on sheet C2.00 cover a wide variety of typical city requirements, including pole color, bollard color, wet pond aeration, etc. and anything outstanding can be found in the conditions of approval below.

Waivers/Variances: The following commercial design standards waiver is requested:

1. 6-103.7 Commercial Design Standards - Requested to allow no less than 40% masonry and 60% secondary materials on each facade. STAFF SUPPORTS 60% MASONRY AND 40% VINYL; SECONDARY MATERIALS SHALL NOT INCLUDE METAL AND/OR VINYL (ALREADY NOTED ON THE PLANS).

Summary: This site plan is for a National Healthcare skilled nursing facility with 120 beds in a 64,100sf building, with associated site improvements on Lebanon Road. The applicant is requesting one variance, detailed above.

Recommendation: Staff recommends approval of the site plan for the for the National Healthcare facility on Lebanon Road, subject to the conditions of approval below.

Planning and Zoning:

1. All commercial design regulations in 6-103.7 shall be adhered to, excepting any waivers granted.
2. Brick shall be clay, baked and individually laid. Metal and vinyl are not permitted as façade materials.
3. Paint wall mounted utility equipment to match the façade it is attached to.
4. The landscape plan comments will be via separate cover. Landscape plan comments shall be addressed prior to submitting construction drawings to Public Works.

5. All signage shall be submitted by separate application to the Planning Department.
6. Rooftop HVAC and utility equipment shall be screened from horizontal view. Identify the location on construction plans.
7. Ground mounted HVAC and utility equipment shall be screened from horizontal view. If ground mounted equipment is used, screening shall consist of masonry enclosures. Identify the location on construction plans.
8. Provide sidewalk along all road frontages per the requirements of the City's subdivision regulations.
9. Flammable landscape materials are not permitted within 3' of the building.
10. The retaining wall handrails shall be painted black.

Engineering:

1. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
2. Submit a copy of the access easement agreement for the City Attorney to review.
3. An updated TDOT permit is required.
4. Landscaping plans shall be approved prior to the approval of construction plan review.
5. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
6. Sewer availability has been requested and granted.
7. The 8" sewer main shown shall be public (minus service laterals) and within a 20' utility easement.
8. Roof drains for the building shall be subsurface and connect into the storm collection system.
9. The development is not proposing detention. Provide additional calculations showing the peak storm passing faster vs detaining onsite when assessing downstream conditions. The drainage report shall address downstream impacts. This will be required at construction plan review.
10. General note: No construction activities in the 100-year floodplain can occur without submittal and approval to FEMA for a CLOMR-F or a "No-Rise" and approved by the City Engineering Department before construction can begin. The City's Floodplain Administrator recommends not altering the Special Flood Hazard Area (SFHA) in any way.
11. Signal modification plans and updated signal timing plans shall be submitted with construction drawings.
12. TDOT access permit shall be required before applying for a grading permit.

WWUD:

1. Fill over the existing water line shall not result in the water line having over 10' of cover.
2. There shall be 18" minimum vertical separation between water line and storm and sanitary sewer lines.

Wilson County Schools:

1. No Comments Received