



MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Providence Commons Ph. 2
Site Plan
Map - 096
Parcel(s) – 19.00

Request: Kimley Horn, on behalf of the owner/developer Providence Commons LLC, seeks site plan approval for Phase 2 of Providence Commons in District 4.

History: Providence Commons is an existing development on the east side of S. Mt. Juliet Road. This development area is located south of Publix, behind Sonic, Zaxbys and Wilson Bank and Trust. The area is zoned CI. The proposal for this property is two 6,600sf single story retail buildings and associated improvements on 7.02 acres of the 21.42 acre total site. There are portions of the site delineated for future development.

Analysis:

Article VI Bulk Regulations: Yard dimensions are correct for CI districts (30'f, 10's and 20'r) but they are incorrectly rendered on the site plan. This shall be revised. Building and impervious surface coverage calculations are not provided. This shall be revised on subsequent submittals. The building height is 25' at its highest structural point, within the maximum permitted (35').

Vehicular and Pedestrian Access: Access to SMJR is via existing curb cuts, as this development will be behind the existing businesses along SMJR. Drive aisles are all two way except the drive through service areas and the aisle are appropriately sized. Two drive throughs are proposed, main aisle and bypass aisles of appropriate width are shown. Stacking for at least five cars per code is provided.

Sidewalk connections are lacking. Pedestrian striping is proposed at several logical points but sidewalk access to the west and along the western drive aisle is required.

Article IX Parking: Parking for the general retail use is required at 1/250sf. This results in 53 spaces. The site is overparked with 129 spaces. All spaces are 9'x17.5'. Six ADA spaces are provided. All parking spaces are appropriately sized. Bicycle parking is proposed, and an adequate detail is provided. Wheel stops are not proposed. Parking spaces are not proposed adjacent to the building so widened sidewalk is not required.

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 25', below the maximum of 35' permitted. The two buildings are identical and are primarily faced with brick. The parapet wall shall be brick. Lighting fixtures are wall pack variety and are not permitted.

The HVAC equipment is roof mounted and screened from horizontal view via the parapet wall. Wall mounted lighting fixtures shall be decorative designs, wall packs are not permitted. Staff requests that parking lot lighting poles be painted black. The photometric plan is acceptable, the site is surrounded by commercially zoned property. Wall mounted utility and meter equipment shall be painted to match the building façade it is attached to.

Other: The plans show trash receptacles located at the main building entrances per code; however, the detail reflects a different design than what is specified in 6-103.7. The dumpster enclosure is not compliant with City regulations, lacking masonry walls, steel gates and a pedestrian door. Should the site utilize retaining walls, they shall be constructed of masonry or segmental block.

Waivers/Variances: The following waivers are requested:

1. 6-103.7 – Request for up to 19% of any façade to include EIFS in lieu of full masonry – STAFF SUPPORTS

Summary: This site plan is for 13,200sf of general retail and associated improvements on SMJR. Remaining items to address are included in the conditions of approval below.

Recommendation: Staff recommends approval of the site plan for Providence Commons, Phase 2, subject to the conditions of approval below.

Planning Department:

1. Landscape plan comments are via separate cover.
2. All landscape plan review comments shall be addressed prior to the submittal of construction documents.
3. Stripe the drive through to delineate the bypass lane from the main lane.
4. All brick shall be clay, baked and individually laid.
5. Signage shall be reviewed via a separate application to the Planning Department.
6. Wall mounted utility and meter equipment shall be painted to match the building façade it is affixed to.
7. Poles used for signage shall be painted black, galvanized channel posts are not permitted.
8. Poles used for parking lot lighting fixtures shall be painted black.
9. Provide a detail of the trash receptacle meeting the requirements of 6-103.7.
10. Correct building setbacks on subsequent submittals.
11. Provide building coverage and impervious surface calculation in the site data table.
12. Trash enclosure doors shall be decorative metal, a pedestrian door is required and the enclosure shall be faced with masonry to match the buildings. See 6-103.7.
13. Wall packs are not permitted, the wall mounted lighting fixtures shall be decorative. Notes on the plans indicate "wal-paks are not permitted". Revise.

14. Parapet walls shall be faced with brick.
15. Provide stone in lieu of mulch in planting beds.
16. Paint wall mounted utilities and meters to match the building façade it is affixed to.
17. Parking lot lighting shall be placed in islands and planting beds not in the paved parking lot or drive aisle areas.
18. Separate bicycle parking and provide five spaces at each building.

Public Works:

1. The dumpster drain shall tie into the stormwater collection system.
2. Drainage Report has been provided for review.
3. Landscaping plans shall be approved before construction plans are approved.
4. Roof drains from the amenity center shall be subsurface and connect to the storm collection system.
5. Sewer service lines shall be SDR 26 PVC.
6. EPSC sheets shall be 3-phases (initial, intermediate, final) as more than 5 acres are proposed to be disturbed.
7. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
8. Each proposed restaurant shall have its own 1,500-gallon (minimum) grease trap. Include a detail for proposed grease trap when construction plans are submitted.
9. Offsite Improvements:
 - a. The development shall comply with TDOT during the right-of-way acquisition process for S. Mt. Juliet Road widening.
 - b. The development shall install a rectangular rapid-flashing beacon at the unsignalized crosswalk near the eastern driveway.
10. AutoTurn profiles show the design vehicles cannot move through the site without mounting curbs. The development shall reconfigure the site to allow proper movement for the design vehicles. Internal circulation remains a concern throughout Providence Commons and changes may be required should other land uses be added to the site. Construction drawings shall not be approved if design vehicles can't navigate the site.
11. The rear parking lot is a separate and distinct parking lot and therefore requires appropriate ADA spaces with pedestrian access routes. At least one space must be van accessible.
12. The front parking lot requires at least 4 ADA spaces located as close to the front of the businesses as feasible. At least one space must be van accessible.
13. Provide a pedestrian connection from the storefront to the parking lot at the rear of the building.
14. Patio space shall not impede pedestrian access.
15. Strip the lanes in the drive thru.
16. Stripe a stop bar and DO NOT ENTER across the one-way exit lanes for the drive-thrus.
17. Stormwater Coordinator: Construction Plans – Tennessee Rule 0400-10-.04 required for water quality and quantity.
18. The curb separating the drive-thru and the drive adjacent to Publix shall be painted with reflective yellow paint. A detail for this curbed island shall be provided in the construction plans.
19. The crosswalk connecting to Phase 1 of Providence Commons shall connect to the sidewalk in front of Publix.

20. The Stop Bar on the northern edge of the parcel shall connect from the drive-thru curb to the retention pond curb.
21. All sidewalks, curb ramps, and crosswalks shall be ADA compliant.
22. The crosswalk to the southern building shall not terminate in a drive aisle.
23. All crosswalks shall be continental style, including 24" stripes with 24" spaces.
24. Pedestrian accommodations are required to connect the southern building to the dumpster entrance.
25. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
26. 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.
27. Stormwater Coordinator: Extremely large karst repair on this site. Is it within a proposed building pad?

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

2. The water line on the north side of the property shown as a 2" is a 12".
3. The minimum horizontal separation between sanitary sewer, storm sewers and structures shall be 10'.
4. The minimum vertical separation between sanitary sewer and storm sewers shall be 18".
5. The water lines shown are not WWUD's design.