



Item 7.C.

Staff Report

June 18, 2026 – Regional Planning Commission

Project Name:

Benton Plaza

Address:

12440 Lebanon Rd.

Legal Description:

Map(s) - 053

Parcel(s) – 101.01

District:

1- Art Giles

Applicant:

Jake Porter,
Heritage Civil

Property Owner:

Elliott Reserve Partners, LLC

Request:

FMDP & Site Plan

Current Zoning:

CMU-PUD

Attachments:

FMDP & Site Plan

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: Applicant seeks Final Master Development Plan and Site Plan approval for a multi-tenant commercial building to be located at 12440 Lebanon Road as part of the commercial portion of the Elliott Reserve project.

Description/History: This plan proposes a 10,525 sf multi-tenant commercial building on 1.54 acres, along Lebanon Rd., to include six (6) suites, with a variety of uses including restaurant and retail services.

Zoning: The property is zoned CMU-PUD (ordinance 2024-41) and all proposed uses are permitted by right in this district. All applicable code regulations are applied with the base zoning district.

Code References:

Article VI Commercial District Regulations

6.103 Bulk Regulations: This plan is compliant with all bulk regulations, including setbacks, height, lot coverage and impervious surfaces.

6.104 Supplemental Design Provisions: This plan is proposed to be compliant with most of the supplemental design provisions; however, any deficiencies are noted in the conditions of approval. There are no waiver or variance requests.

6-103.7 Commercial Design Standards: The building is faced with stone and brick. The HVAC equipment is screened via the parapet wall.

Article IX Parking: The plan is proposed to be compliant with most of the vehicular and pedestrian access regulations; however, any deficiencies are noted in the conditions of approval. There are no waiver or variance requests.

Article X Landscaping: The plan is currently under review. Deficiencies shall be addressed prior to submission of construction plans to Public Works.

Waiver/Variance Requests:

1. **12-105.6 Environmental and operational performance standards:** The applicant is requesting a variance to permit up to 1.0 foot-candle of light spillover (0.5 foot-candle permitted) across the southern property boundary due to the significant separation from residential structures and the unbuildable nature of the property immediately south of the site. **P&Z does not support. A variance would be required from the BZA.**



2. **4-103.403 (subdivision regulations) Required improvements or dedications:** The applicant is requesting a waiver from the requirement to install offsite traffic calming devices on Sunset Drive based on city staff determination that such improvements are no longer necessary. **A PUD amendment is required for this request. P&Z staff does not support.**

Summary: The plan as submitted addresses most staff comments from prior reviews. Outstanding issues are minor and may be addressed via the conditions of approval below. The final master development plan is in substantial conformance with the previously approved preliminary master development plan.

Recommendation: Staff recommends approval of the Final Master Development Plan and Site Plan for Benton Plaza, with the following conditions to be included in the approval:

Conditions (by Department):

Fire Department:

1. No Comments Received.

Planning:

1. All requirements of Article VI shall be adhered to, except any waivers granted by the Planning Commission.
2. All brick shall be clay, baked and individually laid.
3. All stone shall be individually laid.
4. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
5. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
6. Wall mounted exterior lighting fixtures shall be decorative sconce type.
7. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
8. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
9. All parking area islands shall include grass and/or trees, not mulch, stone or any other material.
10. Parking lot lighting shall have decorative fixtures mounted to poles that shall be painted black.
11. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
12. All bollards shall be painted a color complimentary to the building façade, not yellow.
13. Wheel stops are not permitted.
14. Provide a decorative trash at each suite entrance and provide a detail.
15. 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. Note – a new sign ordinance is currently under legislative review.
16. Should any fencing be used, it shall be decorative and constructed of low maintenance materials.
17. Wall mounted exterior lighting fixtures shall be decorative sconce type.
18. Light bleed shall be 0.5 ft/c at residential property lines.



Engineering:

1. All conditions of the previously approved PMDP-PUD apply.
2. General Note: Each restaurant use shall have its own 1,500 gallon (minimum) grease trap (spec Jarratt one-piece tank and provide detail).
3. Traffic calming devices on Sunset Drive are no longer needed. **Staff supports waiving the condition.**
4. If the driveway may not be constructed with this phase, it shall be denoted on the plan set as such.
5. Provide a profile of the driveway with construction plans. The grade break shall comply with TDOT guidelines.

WWUD:

1. The 20" water line that is currently being installed needs to be shown. There may be other comments once the water line is shown.

Wilson County Schools:

1. No Comments Received.