



MEMORANDUM

Date: October 17, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Beckwith Business Park
PUD Amendment
Map - 078
Parcel(s) – 14.00, 13.01 & 18.00

Request: The applicant, WES, is requesting a preliminary master plan amendment approval for Beckwith Business Park. The property consists of 21.05 acres in District 3.

Analysis: This PUD has been previously approved. Base zoning is CI. This modification request is to add parcel 18.00 (4591 Beckwith Road, 3.14 acres) to the existing Beckwith Business Park PUD and various other modifications described further below. 4591 Beckwith Road has an approved site plan dating back to 2021 for a convenience store/gas station.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
WES	Interstate Commercial	N/A	CI	CI-PUD

Future Land Use Plan: The City’s future land use plan identifies the area as interchange commercial. The request is supported by the City’s future land use plan. A land use amendment is not required.

Zoning: The entire existing PUD and the new addition of 4591 Beckwith Road are both zoned CI. This modification will incorporate 4591 Beckwith Road into the Beckwith Business Park PUD.

Preliminary Master Development Plan: The PUD changes proposed with this amendment are relatively minor. Changes from the original PUD (ordinance 22-31) include:

1. Addition of 3.14 acres to the PUD via 4591 Beckwith Road. Added as part of lot 3.
2. GBG & Old Beckwith intersection design.
3. Removed 75’ PUDAE from lot 3.
4. Added access stub to the north from lot 4.
5. Main road alignment changed due to TVA easement.

Waivers: The following waivers are requested as part of the PUD amendment:

1. Two additional signs on the west elevation of the powersports building for a total of 6 signs (total allowable square footage is not exceeded). STAFF DOES SUPPORT TOTAL SIGNAGE FOR AN INDIVIDUAL BUSINESS CANNOT EXCEED FOUR SIGNS – THERE IS A TOTAL OF 9 ON THE POWERSPORTS BUILDING
2. To allow metal awnings on all buildings in the PUD. STAFF SUPPORTS
3. A monument sign at the flex building on parcel three. TVA allows 6' height maximum, the request is to offset this with an additional 8 sf for a total of 48 sf. STAFF SUPPORTS
4. Nichiha panels in lieu of masonry for trim and accents on the powersports dealership only. Red, white and blue colors are proposed. STAFF SUPPORTS
5. Location of the pylon sign to be approximately 1,800' from the interchange. STAFF DOES NOT SUPPORT

Summary: The Beckwith Business Park PUD, as amended, includes 6 lots and restaurant, retail, non-medical services, hotel, gas/convenience and powersports dealer uses. The changes to the approved preliminary master development plan (ordinance 22-31) are highlighted above and are relatively minor. The waivers, highlighted above, are subject to approval from the Planning Commission and Board of Commissioners.

Recommendation: Staff recommends forwarding a positive recommendation to the Board of Commissioners for the Beckwith Business Park preliminary master development plan amendment, subject to the conditions of approval below.

Planning and Zoning:

1. All conditions of ordinance 22-31 shall be adhered to.
2. Detention/retention ponds shall be screened with vegetation. Wet ponds shall be aerated.
3. Brick shall be clay, baked, individually laid.
4. Stone shall be individually laid.
5. HVAC equipment shall be screened entirely from horizontal view via parapet walls for all structures.
6. Wall mounted utility equipment shall be painted to match the building façade.
7. All requirements of 6-103.7 shall be adhered to excepting any waivers granted.
8. Quantify the façade waiver request for all structures to avoid a future PUD amendment.
9. Provide pedestrian connections throughout the PUD.
10. The transient habitation on site shall comply with the city of Mt Juliet's Hotel/Motel regulations
11. All conditions of site plan approval for the convenience and fueling use at 4591 Beckwith Road shall be adhered to.

Public Works:

1. The following offsite improvements shall be constructed:
 - a. Construct a southbound left turn lane with 125' of storage and a 160' bay taper.
 - b. Construct a northbound auxiliary lane coming from the I-40 westbound off-ramp and terminating at Beckwith Road.

- c. Widen Beckwith Road to include one left-turn and one right-turn lane at the Golden Bear Gateway intersection.
 - d. These improvements shall be constructed and operational prior to the first certificate of occupancy of the development unless conflicting improvements have been completed by the Golden Bear Place development prior to the first CO.
2. A 10' wide shared use path shall be constructed along Beckwith Road along the parcel 6 frontage. This sidewalk shall transition into a standard width sidewalk along the north side of the road.
3. A 10' wide shared use path shall be constructed along the east side of Golden Bear Gateway and the south side of Beckwith Road between the I-40 Westbound Off-Ramp and the intersection of Beckwith Road and Old Beckwith Road. A crosswalk shall be constructed to connect to the path along Parcel 6.
4. A sidewalk shall be constructed on the south side of the road in front of Lots 1 and 2 with a raised crosswalk at the southerly intersection of Lot 2. No other midblock crossings are recommended.
5. "Old Beckwith Road" and/or the private commercial roadway shall be 3 lanes wide from Beckwith Road to Sta. 4+50.00. The street shall include curb and gutter compliant with ST-200.
6. The final design of the access roadway shall be determined with the FMDP and construction plans.
7. The project shall contribute \$35,000 toward the total costs for engineering, design, construction and installation of high-mast LED lighting at the I-40 interchange. Each lot shall pay \$2,000 per acre at the time of land disturbance permit until \$35,000 is reached.
8. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval.
9. Landscaping plans shall be approved prior to construction plan approval.
10. Stormwater Coordinator: Provide a double row wire backed silt fence along stream buffer.
11. An access easement is required adjacent to the proposed hotel to access the parcel to the north. A paved driveway to the edge of the property is required.
12. All sidewalks, paths, and trails shall be ADA compliant.
13. All driveways shall conform to TDOT's Highway Systems Access Manual (HSAM) and City of Mt. Juliet standards.
14. All sidewalks adjacent to parking shall be 7' wide, exclusive of curb.
15. Sheet 5 shall be updated to match the conditions above. No traffic signal shall be installed.
16. Sheet 9, the development shall use the City standard detail for extruded curbs.
17. Construction Plan submission to show double row silt fence along stream buffers

WWUD Comments:

1. A sidewalk is mentioned in the notes. The water line shall not be constructed under the sidewalk.
2. Roadway adjustments and lane additions may change previously designed water line plans. A complete review will be completed when a full-size set of plans are provided.

Wilson County Schools:

1. No Comments Submitted

