



MEMORANDUM

Date: March 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 2190 N. Mt. Juliet Rd (Convenience Store)
Final Master Development Plan/Site Plan
Map – 072I
Group - C
Parcel(s) – 011.00

Request: Submitted by L.I. Smith & Associates on behalf of the developer Ashkar Properties, the applicant seeks a final master development plan and site plan approval for a 3,604sf convenience store with three fuel pumps (six handles) at 2190 N. Mt. Juliet Road in District 1.

Overview: The subject property consists of approximately 0.48 acres on the west side of N. Mt. Juliet Road, north of Division Street. The property is within the City limits and currently includes a convenience store and fuel pumps. The proposal includes a complete redevelopment of the site, removal of the existing structure and construction of a new larger convenience store and fuel pump canopy. The PMDP-PUD was established in 2025 via ordinance 2025-39 and several waivers were granted through this approval.

Final Master Development Plan:

The subject site is within the 2190 N. Mt. Juliet Rd. PUD, and as such requires submittal of a final master development plan. The final master development plan conforms with the previously approved preliminary master development plan, meeting the requirements outlined below:

8-203.5 *Determination of substantial compliance.* The final development plan shall be deemed in substantial compliance with the preliminary development plan provided modifications by the applicant do not involve changes which in aggregate:

1. Violate any provisions of this article;
2. Vary the lot area requirement as submitted in the preliminary plan by more than ten percent;
3. Involve a reduction of more than five percent of the area shown on the preliminary development plan as reserved for common open space;
4. Increase the floor area proposed in the preliminary development plan for nonresidential use by more than two percent; and
5. Increase the total ground area covered by buildings by more than two percent;
6. Involve any land use not specified on the approved preliminary development plan or the alternative list of uses for nonresidential sites.

Site Plan:

6-103a Commercial Bulk Regulations: Building setbacks are correctly displayed as proposed and approved via Ordinance 2025-39, which allowed for a waiver on the front setback from 30' to a reduction to 23'. The sides and rear are shown at 10' and 20', which adhere to the bulk regulations. The tallest portion of the building is 26'6", below the 35' height allowance in CNS zoning.

Vehicular Access: Vehicular access is via N. Mt. Juliet Road. This site is in close proximity to the railroad, and there are concrete medians on N. Mt. Juliet Road to prevent the intent to make a left turn into the site when traveling north. The access points do not change from what is already existent. Vehicular use areas have been removed from the railroad right-of-way to the north of the site.

Pedestrian Access: Sidewalks currently front the entirety of the property width along N. Mt. Juliet Road and will be maintained throughout the construction of this site. A striped pedestrian connection is provided from the right-of-way to the sidewalk in front of the building.

Article IX Parking: Twenty-four spaces are required by code and a waiver was granted under the PUD ordinance to allow for a reduction to 16 spaces that include parking at the gas pumps. This will also include one ADA accessible space. Wheel stops are not proposed, and ADA signage is to be placed in a bollard. The loading area is acceptable. Sidewalk is widened to 7' where adjacent to vehicle parking to accommodate vehicle overhang.

Article X Landscaping: The landscape plans are under review and comments will be via separate cover. All landscape plan comments received shall be addressed before submitting construction drawings to Public Works. The site is not subject to landscape buffers, due to adjacent commercial zoning.

6-103.7 Commercial Design Standards: The building is 3,604 sf and one story. The building façade is fully masonry, and a waiver is not requested or required. The fuel canopy was approved a waiver for the façade materials, to utilize a non-masonry product for the north and south ends of the canopy structure. The rooftop mechanical equipment is to be screened via the parapet wall. There are no wall mounted exterior lighting fixtures proposed. Staff does request that wall mounted utility and meter equipment to be painted to match the façade it is attached to.

Other: The dumpster is enclosed and includes a masonry enclosure, metal gates and a pedestrian door. A photometric plan was not submitted; however, all parking lot lighting is to be decorative mounted to black poles, within the yards or landscape beds and not within paved vehicular use area. Decorative trash receptacles are provided at the front of the building, and a detail has been provided. A wave style bike rack is provided as well, per code. No fencing is shown however a guardrail detail is provided of which is to be black decorative metal and will be low maintenance. The retaining wall will be constructed of segmental block.

Summary: This submittal for the convenience store located at 2190 N. Mt. Juliet Road is in substantial conformance with the previously approved PUD and preliminary master development plan. Outstanding issues are minor and may be addressed via the conditions of approval below.

Prior waivers and variances, as approved via Ordinance 2025-39, are noted within the report, and no additional waivers or variances have been requested.

Recommendation: Staff recommends approval of the final master development plan and the site plan for the convenience store located at 2190 N. Mt. Juliet Road, subject to the following conditions:

Planning and Zoning:

1. All conditions of ordinance 2025-39 shall be adhered to.
2. All requirements of the commercial design regulations, 6.103-7, shall be adhered to.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. Remove references to “faux brick” as it is not permitted, all brick shall be clay, baked and individually laid.
6. Metal and vinyl shall not be permitted for façade materials.
7. Identify the materials used on the canopy.
8. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
9. Poles and posts shall be painted black.
10. Channel posts are not permitted.
11. Bollards shall be painted/sleeved black or a muted color complimentary to the building. Yellow is not permitted.
12. Landscape plan comments are via separate cover and all comments received shall be addressed prior to submitting construction plans to Public Works.
13. Signage shall be reviewed via a separate application to the Planning Department. The wall sign shown above the roof line will not be allowed.
14. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
15. Should any fencing be used, it shall be decorative and constructed of low maintenance materials.
16. Advertising signage shall not be permitted to be attached to any part of the gas canopy.
17. Provide details of wall mounted exterior lighting fixtures should they be proposed. Decorative sconce type are required, wall packs are not permitted.

Engineering:

1. Previous PUD/PMDP conditions apply.
2. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
3. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
4. A letter of approval from West Wilson Utility District will be required prior to the issuance of the Land Disturbance Permit.
5. 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.
6. Show the commercial loading zone on the plans.

WWUD:

1. No comments were provided. Coordinate directly with WWUD.

Wilson County Schools:

1. No Comments Received.