



MEMORANDUM

Date: April 16, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 3007 N. Mt. Juliet Road – Retail Center
Site Plan
Map – 072I
Group - A
Parcel(s) – 024.00

Request: CEG, on behalf of their client, is seeking Site Plan approval for a proposed multi-tenant retail center, which is located at 3007 N. Mt. Juliet Road. The intended use for this building is for a mix of clients, to include retail, professional services – medical and non-medical, along with restaurants as well. This site is located in District 3.

Analysis: This lot is zoned CTC. The property abuts CTC zoning to the north and south, AR-40 zoning to the east and both CTC and RS-40 zoning across N. Mt. Juliet Road. The proposed uses of retail, professional services – medical and non-medical, and restaurants are all permitted by right in the CTC zoning district.

Article VI Bulk Regulations: Setbacks are correctly rendered. The building coverage does not exceed the maximum of 50%. The impervious surface coverage calculation is 65% with a maximum allowance of 70%. The building's height is 25' and is within the 35' maximum height allowable.

Vehicular and Pedestrian Access: The plan proposes ninety-two (92) parking spaces, where eighty-eight (88) spaces are required by code in accordance to the proposed uses. Five (5) van accessible ADA spaces are also provided. A 7' sidewalk is proposed in front of the building to provide for vehicular overhang. A sidewalk connection with pedestrian striping is provided for safe access to N. Mt. Juliet Road. The sidewalk fronting N. Mt. Juliet Road is to be widened to 6' feet from the current 5' sidewalk. The parking spaces and drive aisles are all appropriately sized.

Article X Landscaping: The landscape plans are under review by the City's consultant. The site is subject to landscape buffers and they are shown on the plans. Any comments received shall be addressed before the submittal of construction plans to Public Works.

6-103.7 Commercial Design Guidelines: Building height is identified overall at 25'. The building appears to be faced with 100% masonry products; however, percentages of the elevations and

materials were not provided. These will be required as a condition of approval for adherence to the CDS regulations of 100% brick/stone.

The HVAC equipment was noted to be roof mounted and shall have screening via bricked parapet walls. The plan as proposed does not include the full parapet wall as required on the East (rear) portion of the building, and will be required as a condition of approval. There are no wall mounted fixtures proposed, however, it has been noted that wall-packs are not allowed. Parking lot lighting poles shall be painted black and fixtures are typical D series as standard on similar other commercial projects in the area. The photometric plan provided indicates code compliance. Wall mounted utility and meter equipment shall be painted to match the building façade it is attached to.

Other: The plans show the wave style bike rack and a detail is provided. A decorative trash can is required at each main suite entrance and a detail is required. Dumpster enclosure details are provided but do not comply with 6-103.7. The dumpster shall be enclosed with masonry walls with a brick color complimentary to the main building, metal gates and a pedestrian door. There is no fencing shown nor proposed, however, if a fence is to be utilized, it must be a of a low maintenance material, such as aluminum pickets.

Summary: This proposal is for a multi-tenant 19,204 sf building to include a variety of uses, allowed within CTC zoning, and located at 3007 N. Mt. Juliet Road. Outstanding items to address are found in the conditions of approval below.

Recommendation: Staff recommends approval of the retail center located at 3007 N. Mt. Juliet Road, with the following conditions:

Planning and Zoning:

1. All requirements of Article VI shall be adhered to, except any waivers granted by the Planning Commission.
2. The building façade shall consist of 100% masonry materials.
3. All brick shall be clay, baked and individually laid.
4. All stone shall be individually laid.
5. Identify the façade materials proposed and the percentage of each material per building façade.
6. Metal and vinyl shall not be permitted for façade materials.
7. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
8. Wall mounted exterior lighting fixtures shall be decorative sconce type.
9. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
10. Identify any trees to be saved and utilized for landscape requirements.
11. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
12. Parking lot lighting shall have decorative fixtures mounted to poles that shall be painted black.

13. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
14. All bollards shall be painted a color complimentary to the building façade, not yellow.
15. Wheel stops are not permitted.
16. All wall mounted utility equipment shall be painted a color complimentary to the building façade.
17. 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.
18. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
19. Provide a decorative trash can details.
20. All parking area islands shall include grass and/or trees, not mulch, stone or any other material.
21. Should any fencing be used, it shall be decorative and constructed of low maintenance materials.
22. Revise the dumpster enclosure details which shall include masonry enclosure, pedestrian door, metal gates, and shall adhere to 6.103.7.7.
23. The roof mounted HVAC/mechanical equipment shall be fully screened from horizontal view via a masonry parapet wall on all four sides of the building and shall be at least as tall as the equipment. Screen walls are not permitted.
24. Retaining walls shall be constructed of segmental block or faced with masonry to match the building. Details shall be provided.
25. Due to the number and type of units proposed, to include two restaurants, a minimum of two loading docks are required. Due to the possible safety hazard of the current location of the loading dock, which is located in close proximity to the single means of ingress/egress, the loading docks shall be relocated, preferably to the rear of the building.
26. Reassess connectivity of the entire parking lot for circulation, safety and loading purposes.

Engineering:

1. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
2. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
3. A letter of approval from West Wilson Utility District will be required prior to the issuance of the Land Disturbance Permit.
4. Show PUDE for each lot.
5. Common plan of development- TN Rule 400-10-.04 – water quality not shown how to manage quality / quantity.
6. Provide proof of acquired sewer easements prior to the issuance of the Land Disturbance Permit.
7. Each restaurant shall have a 1,500-gallon grease trap (Jarratt one-piece).
8. Sheet C203 shows the available sight distance at the proposed driveway location is insufficient. The applicant assures Staff this obstruction is due to lack of survey. The development must prove adequate sight distance to obtain a TDOT driveway permit. No Land Disturbance Permit shall be issued until the TDOT driveway permit is obtained and sent to the City Staff.

- Should the revised survey show inadequate sight distance, the driveway shall be relocated to the crest of the hill. A sight plan modification may be required.
9. A northbound right-turn deceleration lane is warranted at the site access.
 10. The sidewalk along the frontage shall be widened to 6' wide.
 11. Provide a pedestrian access route from the ROW to the building.
 12. Provide a sidewalk for the parking spaces along the side and back of the building.
 13. ADA spaces shall still comply with the City parking space standards.
 14. All loading activities must occur outside business hours unless loading can occur without blocking parking spaces or drive aisles.

WWUD:

1. Has anyone thought about cutting 10' of cover over an existing water line?
2. There is no cross-section device shown.
3. Is the existing meter residential or commercial?
4. Is the existing meter sized adequately?

Wilson County Schools:

1. No Comments Received.