



Item 7.B.

Staff Report

June 18, 2026 – Regional Planning Commission

Project Name:

3007 N. Mt. Juliet Rd.
Retail Center

Address:

3007 N. Mt. Juliet Rd.

Legal Description:

Map(s) – 0721
Parcel(s) – 024.00

District:

3 – Scott Hefner

Applicant:

Joyce Jalkh, CEG

Property Owner:

Mena Bishai

Request:

Site Plan

Current Zoning:

CTC

Attachments:

Site Plan

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks site plan approval for a proposed multi-tenant commercial building to be located at 3007 N. Mt Juliet Road.

Description/History: This plan proposes a 19,204 sf multi-tenant commercial building, on 2.9 acres along N. Mt. Juliet Rd., to include eight (8) suites, with a variety of uses including retail and restaurant.

Zoning: The property is zoned CTC, commercial town center, and all proposed uses are permitted by right in this district. All applicable code regulations are applied in accordance with the base zoning district.

Zoning Regulations/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 the supplemental design provisions; however, any deficiencies are noted in the conditions of approval. There are no waivers or variance requests.

6-103.7 Commercial Design Standards: The building appears to comply with regulations; The applicant has noted compliance with the 100% brick/stone requirement and provided associated elevations for reference.

Article IX Parking: The plan proposed is not fully compliant with all vehicular and pedestrian access regulations; the deficiencies are noted in the conditions of approval.

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

Summary: The submittal as provided, was previously heard at the April 2026 Planning Commission meeting, however, the project did not have representation at the meeting, so the plan failed at the table. The applicant reapplied, and attended the May 2026 meeting, but deferred to coordinate response efforts among his engineering and architectural staff.

Recommendation: Staff recommends approval of the site plan, for 3007 N. Mt. Juliet Road, with the following conditions to be included in the approval:



Conditions (by Department):

Fire Department:

1. Both designated access areas shall be marked as **"Fire Lane – No Parking"** and identified with red curb striping/markings.
2. Install **"No Parking – Tow Away Zone"** signage within both areas.
3. Markings and signage should be clearly visible to ensure these areas remain unobstructed and available for fire department access at all times.

Planning:

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 a natural product and individually laid.
5. Identify the percentage of each façade material (brick and stone) per building façade.
6. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
7. Wall mounted exterior lighting fixtures shall be decorative sconce type.
8. Parking lot lighting shall have decorative fixtures mounted to poles that shall be painted black.
9. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
10. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
11. All parking area islands shall include grass and/or trees, not mulch, stone or any other material.
12. All bollards shall be painted a color complimentary to the building façade, not yellow.
13. Signage shall be submitted under separate cover 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.
14. Provide a decorative trash at each suite entrance and provide a detail.
15. Provide location of 5 space, wave style bike rack, as required.
16. Should any fencing be used, it shall be decorative and constructed of low maintenance materials.
17. Revise the dumpster enclosure details which shall include masonry enclosure, pedestrian door, metal gates, and shall adhere to 6.103.7.7. Wood is prohibited as shown on C204.
18. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
19. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
20. Retaining walls shall be constructed of segmental block or faced with masonry to match the building. Details shall be provided.
21. Please provide the formal name of the complex, for record keeping purposes.
22. A revised site plan page (C2.01) was received on 6/10/26 via email, showing a proposed new ingress/egress further to the North, which further complicates the circulation profiles, and the two required loading docks. Staff recommends reassessment of the circulation around the entire perimeter of the site, and relocation of the loading area.



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. Provide proof of acquired sewer easements prior to the issuance of the Land Disturbance Permit.
5. Each restaurant use shall have a 1,500-gallon grease trap (Jarratt one-piece).
6. Sufficient sight-distance is provided with the new location of the driveway, though exiting vehicles will need to be extra vigilant.
7. A northbound right-turn deceleration lane is required at the site access.
8. The sidewalk along the frontage shall be widened to 6' wide.
9. Provide a pedestrian access route from the ROW to the building.
10. Provide a sidewalk for the parking spaces along the side and back of the building.
11. Access to the southern loading zone is largely inaccessible for heavy vehicles. Staff recommends a full-loop drive around the building.
12. The number of parking spaces could limit future building uses.
13. ADA parking spaces need to meet City parking dimension as well as ADA.

WWUD:

1. One might consider having a meeting with WWUD concerning relocating a water line. WWUD will design the relocation of the water line. Having said that, the water line probably will not be placed in the same location of the existing water line. This is a main transmission and removing from service is really not an option until a new one is in place.
2. The backflow device cannot go in the parking places as shown.
3. Further comments will come after the water line relocation has been designed by WWUD. The design could change the location of storm and sewer structures due to required minimum clearances.

Wilson County Schools:

1. No comments received.