



Item 9.B.

City of Mt. Juliet Planning Department

Staff Report **8/20/2026 – Regional Planning Commission**

Project Name:

MSR Plaza

Address:

3007 N. Mt. Juliet Rd.

Legal Description:

Map(s) – 0721

Parcel(s) – 024.00

Commissioner District:

3 - Scott Hefner

Applicant:

Jake Porter,
Heritage Civil

Property Owner:

MSR Plaza, LLC

Request:

Site Plan

Current Zoning:

CTC

Requested Zoning:

Not applicable

Attachments:

Plan Documents & Exhibits

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 in district 3.

Description/History: This plan proposes a 19,765 sf multi-tenant commercial building, on 2.11 acres along N. Mt. Juliet Road, to include nine (9) suites, with a variety of uses including retail and restaurant. This site plan was deferred at the April and June Planning Commission meetings to allow more time to address deficiencies and for a change of engineer.

Zoning: The property is zoned CTC, commercial town center, and all proposed uses are permitted by right in this district.

Code References:

Zoning Regulations - The plan is proposed to be compliant with most of the zoning regulations, and any specific articles that apply; however, any deficiencies are noted in the conditions of approval. If any variances/waivers have been requested, they will be shown below prior to the conditions of approval.

The plan as proposed shows to be compliant with requirements of Article VI, commercial district regulations including the bulk regulations, commercial design standards and supplemental design provisions. The plan also is compliant with Article IX, parking in relation to the proposed uses as shown on the plan. The landscaping is currently under review, and any deficiencies shall be addressed prior to submission of construction plans to Public Works.

Summary: This site plan was previously heard at both the April and June 2026 Planning Commission meetings and chose to defer at the table. The owner has since retained new engineering and architectural staff, who have reapplied for this project, and provided an amended plan set. There are no waiver or variance requests.

Recommendation: Staff recommends approval of the Site Plan for the MSR Plaza on N. Mt. Juliet Road. Please include the following conditions:



Conditions (by Department):

Fire Department:

1. No comments.

Planning:

1. All requirements of Article VI shall be adhered to.
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. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
6. Rooftop mounted HVAC and utility equipment shall be screened entirely from horizontal view via the buildings parapet wall.
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. Landscape plan comments are via separate cover and any comments received shall be addressed prior to submitting construction plans to Public Works.
15. Identify the location of decorative trash cans on the site layout.
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. Identify any trees to be saved and utilized for landscape requirements if necessary.
19. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
20. Update all items noted as "handicap" and label as "ADA".

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. Provide layout of offsite public sewer extension.
6. Sewer availability has been requested and preliminary alignment provided. Alignment can change prior to land disturbance permit issuance based on easement acquisition.



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7. Each restaurant use shall have a 1,500-gallon grease trap (Jarratt one-piece).
8. A northbound right-turn deceleration lane is warranted. TDOT shall determine if the lane is required.
9. The sidewalk along the frontage shall be widened to 6' wide.
10. Provide a sidewalk for the parking spaces along the side and back of the building.
11. EPSC measures shall not be installed within existing, preserved landscaping buffers.
12. 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.

WWUD:

1. All relocated water lines shall be designed by WWUD.
2. Service configurations will change.
3. The DDCVA cannot go at the back corner of the building if that is what is proposed. It exceeds the allowable distance.

Wilson County Schools:

1. No comments received.