



## Staff Report

### May 21, 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:**

Plan exhibits & elevations

**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 most of the supplemental design provisions, however, any deficiencies are noted in the conditions of approval. There are no waiver or variance requests.*

**6-103.7 Commercial Design Standards:** The building appears to comply with regulations; however, the material percentages are not specified and the elevations are not color. These deficiencies are addressed in the conditions of approval.

**Article IX Parking:** *The plan is compliant with all vehicular and pedestrian access regulations.*

**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.

**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. The site plan currently indicates fire apparatus access extending only to the rear of the building. It is preferred that fire department access provides a continuous 360-degree drive around the entire building to allow adequate emergency vehicle access to all sides of the structure.
2. The Fire Department Connection (FDC) shall be located no less than 100 feet from the nearest fire hydrant, in accordance with applicable fire code requirements.
3. Combustible materials shall not be stored or located within 3 feet of the building.

**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 per building façade.
6. Provide color elevations with subsequent submittals.
7. Metal and vinyl shall not be permitted for façade materials.
8. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
9. Wall mounted exterior lighting fixtures shall be decorative sconce type.
10. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
11. Provide a photometric plan; light bleed shall be zero where adjacent to residentially zoned property.
12. Identify any trees to be saved and utilized for landscape requirements.
13. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
14. Parking lot lighting shall have decorative fixtures mounted to poles that shall be painted black.
15. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
16. All bollards shall be painted a color complimentary to the building façade, not yellow.
17. Wheel stops are not permitted.
18. All wall mounted utility equipment shall be painted a color complimentary to the building façade.
19. 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.
20. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
21. Provide a decorative trash at each suite entrance and provide a detail.
22. All parking area islands shall include grass and/or trees, not mulch, stone or any other material.
23. Should any fencing be used, it shall be decorative and constructed of low maintenance materials.
24. Revise the dumpster enclosure details which shall include masonry enclosure, pedestrian door, metal gates, and shall adhere to 6.103.7.7.
25. 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.



26. Retaining walls shall be constructed of segmental block or faced with masonry to match the building. Details shall be provided.
27. Due to the number and type of units proposed, to include two restaurants, a minimum of two loading areas 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 areas shall be relocated, preferably to the rear of the building.
28. Reassess connectivity of the entire parking lot for circulation, safety and loading purposes.

**Public Works:**

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 site 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. All loading activities must occur outside business hours unless loading can occur without blocking parking spaces or drive aisles.

**WWUD:**

1. Water line Relocations will be designed by WWUD and submitted to the State for approval. It should be noted that the existing 12" water line is a main transmission line and shall remain in service until the relocated water line is ready to be placed in service.
2. Proposed fire line meter and DDCVA assembly are not shown.
3. Required reduced pressure backflow device for domestic water is not shown.

**Wilson County Schools:**

1. No comments received.