



MEMORANDUM

Date: February 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Paddocks Senior – Weller Life at Mt. Juliet
Land Use Amendment, PMDP PUD
Map - 077
Parcel(s) – 72.21, 72.25

Request: CSDG, on behalf of their clients, Maxwell Group and The Paddocks Group, is seeking a land use amendment, rezone and a preliminary master development PUD/rezone approval for a multi-family age-restricted residential development in the Paddocks. The site is located at 535 Pleasant Grove Road in located within District 3.

Overview: The subject property consists of approximately 34 acres, on the northern side of Pleasant Grove Road behind the Walmart. The subject property is currently zoned RS-40, single family residential. The zoning requested for is RM-16, multi-family residential. The current land use is interstate commercial and the requested land use classification is multi-family residential. The proposed density for the development is 2.1 units per acre, and a total residential unit count of 70 townhome units.

<i>REQUEST</i>	<i>Land Use Map</i>	<i>Requested Classification</i>	<i>Current Zoning</i>	<i>Requested Zoning</i>
<i>Land Use Amendment, PMDP-PUD, & Rezone</i>	<i>Interstate Commercial</i>	<i>Multi-Family Residential</i>	<i>RS-40 Single Family Residential</i>	<i>RM-16 PUD</i>

Future Land Use: There will be a land use map amendment request due to the current land use of interstate commercial, and the request is for multi-family residential.

Zoning: The zoning is currently RS-40, single family residential. The applicant is seeking RM-16 PUD, multi-family residential. The overall density of the proposal is 2.1 units per acre. Staff recommends that the base zoning district be RM-8 (which allows up to 7.9 units per acre).

Findings: In reviewing the requested zoning actions, staff finds that the request not agree with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

1. *is NOT agreement with the general plan for the area, and LAND USE PLAN*
2. *does not contravene the legal purposes for which zoning exists, and*

3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Preliminary Master Development Plan:

Overview: The subject site is located on the north side of Pleasant Grove Road and is presently undeveloped land behind the existing Walmart. The proposal includes two parcels, one of which is approximately 6.49 acres and includes a conservation easement. The second/main parcel is 27.03 acres. The proposal includes 70 multi-family townhomes that are to be marketed as age-restricted in a horizontal property regime ownership arrangement.

The development timeline notes that this project is expected to be completed over a single phase over the course of approximately 2 years. This project will be comprised of 80.90% (27.51 acres) age restricted residential development and 19.10% (6.49 acres) dedicated conservation areas.

Bulk Standards: The total number of multi-family residential units is 70. The overall density is 2.1 units per acre. The minimum lot area is 2,700 sf for the proposed townhomes. A bulk standard waiver is sought to allow 15' minimum between all buildings, as both the residential units and amenities will be sprinkled. ISR ratio is acceptable at 25.2%.

Proposed & Required setbacks per RM-16 standards: No changes are requested.

Proposed:	Required:
Front: 20'	Front: 20'
Side: 8'	Side: 8'
Rear: 20'	Rear: 20'

Open Space/Amenities: The applicant has shown 20.1% (5.52 acres) of open space to be improved and unimproved. The improved open space is 10% (2.74 acres) and as proposed is to include a 7,520sf amenity center, 4,700sf pickleball courts, 1,370sf sitting areas, 19,690sf concrete walkways, 8,400sf greenway trails, 10,400sf pet park and 67,350sf of ponds. The unimproved open space is 10.1% (2.78 acres). Detention ponds cannot count toward improved open space calculations.

Pedestrian/Vehicle Connections: Vehicular connection is provided via a single access point to the south on Pleasant Grove Road. Pedestrian connections are shown on this PMDP and are complete and compliant with the City's subdivision regulations. A single sidewalk connection to Pleasant Grove Road for accessibility to the commercial areas abutting this development is provided via Weller Lane.

Bicycle parking is provided per code requirements with 7 spaces being required and 10 spaces are proposed. Wheel stops are not shown and are not permitted. Further parking review and refinement will occur with further submittals, including final master development plan and site plan.

5-104.1 and 4-114 Development Standards for Multi-Family Development: Approximately 10% of the site is devoted to improved open space (2.74 ac). Improvements are to include a minimum 7,520sf clubhouse/amenity center, pickleball courts, pool, and walking paths. Staff requests that the detention pond be removed from the list of improved opens space items. At least 10% improved open space shall be maintained.

Several waivers, listed below, are sought from the requirements of this section of code. All applicable regulations which do not receive a waiver will apply at final master development plan/site plan submittal, including those found in zoning regulations section 5-104 and subdivision regulations section 4-114.

Landscaping: The site will require landscape buffers. Enhanced landscape has been requested along the main ingress/egress of Weller Lane and around the amenity areas due to the proximity of the amenities to the residential units for additional privacy screening. Notes provided indicate that they will be in open space and maintained by the development owner. Notes also indicate that a tree preservation plan will be submitted at time of FMDP. A full landscape plan will be required at FMDP/site plan submittal and reviewed for code compliance at that time.

Other: All wet retention ponds shall include lighted fountains and include enhanced landscaping. The mail kiosk is currently noted as being located within the amenity center and the applicant has been instructed to obtain approval through the postmaster for this location, of which is to be provided at the time of FMDP submittal. Site lighting will be reviewed at FMDP submittal. Bike rack and decorative trash receptacle details are shown to be provided. The applicant has noted that a dumpster will not be utilized for the amenities and staff has requested the means of waste disposal for the residential units be identified.

Variances/Waivers: The following waivers are requested.

1. 5.104 – Bulk regulations. A waiver is requested to allow 15’ minimum area between all buildings since the residential buildings and amenity center will be provided with sprinkler systems. **STAFF SUPPORTS IF BUILDINGS ARE SPRINKLED.**
2. 5.104 - Request to omit the required perimeter fence. **STAFF SUPPORTS IF ENHANCED LANDSCAPING IS PROVIDED.**
3. 5-104 - Removal of playlot/playground due to this being an age-restricted development. **STAFF SUPPORTS DUE TO ADDITIONAL AMENITIES PROVIDED IN LIEU OF.**
4. 4-114 - Allow up to 50% secondary materials on all facades (residential and amenity center). **STAFF SUPPORTS. ELEVATION PERCENTAGES AND TYPES ARE TO BE PROVIDED AT FMDP.**
5. 5-104 Transitional protective yard ends at line of deed restriction on the west and at parcel 72.21 on the east. **STAFF SUPPORTS TERMINUS AT LINE OF DEED RESTRICTION ON WEST, BUT REQUESTS THE YARD CONTINUE FROM UNIT 21 DUE EAST TO INCLUDE UNITS 8-17 AND 1-4.**

6. Slopes greater than 20% can be disturbed in a cut condition only. – **PW TO RECOMMEND**
7. Allowance for private streets. – **PW TO RECOMMEND**
8. Cul-de-sac to exceed 14 units. – **PW TO RECOMMEND**
9. Cul-de-sac to exceed 700'. – **PW TO RECOMMEND**

Summary: This development proposes 70 age-restricted townhome units with age-appropriate amenities, on approximately 34 acres, to be located off Pleasant Grove Road, abutting the Paddocks Commercial development center. The units will be sold under a horizontal property regime. This project does not currently meet the future land use of interstate commercial and will require an amendment to multi-family residential. Staff does not typically support land use plan amendments but this is an acceptable instance as this development makes sense in this particular area. Staff recommends the base zoning district be RM-8 in lieu of the requested RM-16 as it is unnecessary due to the proposed density. The waivers listed above are subject to the Planning Commission and Board of Commissioners approval.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the land use amendment, rezone and preliminary master development plan for the Weller Life at Mt. Juliet Age Restricted Community, on Pleasant Grove Road, with the following conditions:

Planning and Zoning:

1. The base zoning district shall be RM-8 in lieu of RM-16, due to the density proposed.
2. Remove all ponds from improved open space calculations.
3. All requirements of the City's subdivision regulations shall be adhered to, except any waivers and variances approved by the Planning Commission and Board of Commissioners.
4. All bulk standards 5-103a shall be adhered to excepting any waivers granted by the Planning Commission and Board of Commissioners.
5. The 5-104.7 multi-family residential zoning regulations shall be adhered to, excepting any waivers and variances approved by the Planning Commission and Board of Commissioners.
6. All HVAC and utility equipment shall be completely screened from view, whether ground wall or roof mounted. Screening shall be brick/stone screen walls or enhanced landscaping.
7. All wall mounted utility equipment shall be painted to match the facades.
8. All building mounted exterior lighting fixtures on the amenity buildings, shall be decorative.
9. Brick shall be clay, baked and individually laid.
10. Stone shall be individually laid.
11. Corner lots and end units shall be treated as critical facades with architectural variety with the units currently proposed, and shall include additional lots, #4 and #40.
12. Provide decorative street lighting throughout, also provide street light typical at Final Master Development plan. Maintenance and fees shall be the responsibility of the Developer owner.
13. Ensure light bleed from the amenity center and external activities do not negatively impact the residential lots nearby. Provide a full photometric plan and landscaping at FMDP.

14. All poles and posts shall be powder-coated black or a color sympathetic to the site. Channel posts are not permitted.
15. Mail kiosks shall be covered and well lit, provided the internal mail kiosk at the amenity Center as proposed is not approved by the Postmaster.
16. The amenity center shall be completed by the issuance of the 35th Certificate of Occupancy.
17. Provide decorative, low maintenance fencing around tennis/pickleball courts.
18. Provide split rail/farm style fencing along Weller Lane entrance from Pleasant Grove Road to enhance the streetscape. The fencing shall be decorative, low maintenance. Provide a detail at FMDP submittal.
19. Provide enhanced landscaping around the wet-pond.
20. Provide a lighted fountain for the wet-pond.
21. Provide a wave-style bike rack with a minimum of 10 bike parking spaces at the amenity center.
22. Provide details of trash service for the homeowners. Will they be included in the private trash service as proposed for the amenity areas?
23. Driveways shall be a minimum of 22' length and 18' width.
24. Development signage to be reviewed via separate application to the Planning Department.
25. Preserve as many trees as possible, especially around the perimeter. Provide a tree preservation plan with FMDP submittal.
26. Existing trees can be utilized for perimeter buffer, should they meet the code as such. Supplemental plantings will likely be required.
27. A complete landscape plan will be required at FMDP/PP Submittal.
28. Landscape buffers shall be located in open space and be maintained by the development owner.
29. Provide enhanced landscaping along the northernmost units #66-70.
30. Provide formalized elevations to include all materials and percentages at FMDP.
31. Please provide information within the deeds and covenants, keeping this development age restricted in perpetuity.
32. Units #5-7 are currently adjacent to wetlands. Provide results of ARAP and remediation requirements at FMDP/PP submittal.
33. The amenity center building shall be reviewed and approved via a separate application for a site plan to the Planning Department.
34. Update the cover page to notate Jon Baughman, City Planner as the point of contact for the Planning Department, and update the address to 115 Clemmons Rd.

Public Works:

1. The following variances are requested or required:
 - a. Cul-de-sac to exceed 14 units (4-104.4): SUPPORTED conditionally on the road being built as an access street (no modifications).
 - b. Cul-de-sac to exceed 700 ft (4-104.4): SUPPORTED conditionally on the road being built as an access street (no modifications).
 - c. Allow private streets (4-103.3): SUPPORTED
 - d. Slopes greater than 20% can be disturbed in a cut condition only: SUPPORTED

2. Based on the results of the MTA, the following transportation infrastructure improvements shall be required:
 - a. The crosswalk across the auto dealership driveways shall be improved to meet ADA standards as needed.
 - b. An enhanced crosswalk across Pleasant Grove Road shall be constructed and include pedestrian refuge within the median. The required enhancements and location of such crossing shall be determined at FMDP.
 - c. Restripe the existing crosswalks at the intersection of Pleasant Grove Road and Old Pleasant Grove Road.
3. On-street parking shall be parallel parking.
4. The stub road accessing lots 21-24 must be less than 150 feet long or else a turnaround is required.
5. Sidewalks abutting parking shall be at least 7' wide.
6. All driveways shall comply with TDOT's Highway Systems Access Manual.
7. All pedestrian facilities shall comply with ADA and PROWAG standards.
8. Sidewalks shall run all the way to Pleasant Grove Road (both sides of the drive).
9. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
10. Landscaping plans shall be approved prior to construction plan approval.
11. If wet ponds are used, aeration shall be provided.
12. Tennessee Rule 0400-10-.04 required for water quality and quantity.
13. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
14. Sewer availability has been requested.
15. All sanitary sewer shall be (minus service laterals) public and contained within a 20' easement (minimum).
16. Proposed pump station shall be public. The pump station shall be designed and built to City specifications.
17. Existing slopes equal to or greater than 20% shall not be within a proposed building envelope.
18. No onsite grinder systems or step systems will be allowed for this development.
19. Stormwater Coordinator: Identify all stream and storm structures and advise if they will be used, kept as is, or improved.

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

1. The water lines shown are not WWUD's design. There is a label that says 10' water line easement. The actual easement shall be 10' on each side of the centerline of the water line.