



MEMORANDUM

Date: January 16, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Godfrey Subdivision
Final Master Development Plan/Preliminary Plat
Map - 050
Parcel(s) – 100.00

Request: CSDG, on behalf of their client, Godfrey Group, is seeking a final master development plan and preliminary plat approval for 11 single family lots in the Godfrey PUD subdivision, located at 1030 Nonaville Road. This is in District 1.

Overview: The subject property consists of approximately 10.5 acres, on the east side of Nonaville Road. Currently at this location is the Holy Temple Church, this subdivision will occupy land east and south of this church. The zoning is RS-30 PUD, established via ordinance 2024-58. A preliminary master development plan was approved at this time. The overall density is 1.1 units/acre and the total number of single-family lots is 11.

Final Master Development Plan: The final plat is in substantial conformance with the approved preliminary master development plan. A summary is below.

Bulk Standards: The total number of residential units proposed is 11. The overall residential density is 1.1 units per acre. The minimum lot size proposed for this development is 17,322sf with an average of 23,231sf. Bulk waivers are detailed below in the waiver section.

Open Space/Amenities: The only amenities included include an 8' wide walking trail and benches amounting to 1.07ac or 10.7% of the site (10% required).

Pedestrian/Vehicle Connections: One access point, is proposed to Nonaville Road. The subdivision consists of a single cul-de-sac. Sidewalk is proposed for both the internal street and along the Nonaville Road frontage per the City's subdivision regulation requirements.

Residential Design Regulations, 5-104.4: The applicant received waivers from the 100% masonry requirement (50% masonry & 50% secondary materials approved). Also a waiver from the requirement of a brick column separating the garage doors was granted. All other requirements of 5-104.4 shall be adhered to. Vinyl and metal are prohibited as façade materials.

Landscaping: The site is subject to landscape buffers. The plans are under review by the City's consultant and comment will be via separate cover. All comments shall be addressed before construction plans can be approved.

Variances/Waivers: The following waivers were granted with pmdp approval:

1. 5-104.4: 50% full masonry and 50% masonry and fiber cement in lieu of 100% masonry for all structures - Approved
2. 5-104.4: Omit masonry column between garage doors - Approved
3. 9-106.3.3: Encroach into minimum edge requirements for the church driveway - Approved
4. 5-103: Setbacks: 30'f, 10's, 20'r in lieu of 30', 20' 20' - Approved
5. 5-103: Minimum lot width of 75' in lieu of 100' - Approved
6. 5-103: Maximum lot coverage of 35% in lieu of 25% - Approved
7. 4-102.104 Subregs: 0.75 acres of disturbance of slopes exceeding 20% - Approved

Other: Notes included indicate wet ponds shall include lighted fountains. These ponds shall be screened with vegetation. The mail kiosk is covered and lit.

Preliminary Plat: Staff has no additional comments on the preliminary plat.

Summary: This development will add 11 single family residential lots off Nonaville Road. Remaining items to be addressed

Recommendation: Staff recommends approval of the final master development plan and preliminary plat for the Godfrey Subdivision off Nonaville Road, subject to the conditions below.

Planning and Zoning:

1. All conditions of ordinance 2024-58 shall be adhered to.
2. All requirements of 5-104, single family residential guidelines, shall be adhered excepting any waivers granted via ordinance 2024-58.
3. Vinyl and metal are prohibited as façade materials.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Provide decorative streetlighting at the entrance to the subdivision.
7. Landscape plan comments are via separate cover and shall be addressed before construction plans can be approved.
8. Add a note that landscape buffers shall be in open space.
9. Provide a detail of the fencing, decorative, low maintenance required.
10. Detention/retention ponds shall be screened with vegetation.

Public Works:

1. Previous PMDP/PUD conditions apply.
2. Stormwater: Construction Plans – Tennessee Rule 0400-10-.04 required for water quality and quantity.
3. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

2. Waterlines shown are not WWUD's design.