



M E M O R A N D U M

Date: May 16, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner 1

Re: Yorkshire Estates
Annexation, Plan of Services &
Preliminary Master Development Plan PUD
Map - 049
Parcel(s) – 071.01

Request: CSDG, on behalf of their client, Modern Family, LLC., is seeking an Annexation, Plan of Services, Rezone and a Preliminary Master Development PUD approval for the Yorkshire Estates subdivision. The proposed site is located at 1000 York Road. This is in District 1, which is represented by Commissioner Ray Justice.

Overview: The subject property consists of approximately 77.86 acres, at the North end of York Road. The subject property is currently residing in Wilson County and is zoned R-1. The zoning requested for the entire site is RS-20, medium density single family residential. The proposed density is 1.03 units per acre and a total unit count at buildout is 80 lots. The City’s land use plan currently identifies the property as Medium Density Residential and the Future land use plan aligns with Medium Density Residential RS-20, so therefore no land use amendment is required. A summary of the request is provided below:

<i>REQUEST</i>	<i>Land Use Map</i>	<i>Requested Classification</i>	<i>Current Zoning</i>	<i>Requested Zoning</i>
<i>PMDP-PUD, Rezone, Annexation & POS</i>	<i>Medium Density Residential</i>	<i>N/A</i>	<i>Wilson County R-1</i>	<i>RS-20, Single Family Residential PUD</i>

Future Land Use: There is no change required as the current land use is Medium Density Residential.

Zoning: The zoning is R-1 in Wilson County. The applicant is seeking RS-20 PUD, medium density single family residential, for the entire site.

Urban Growth Boundary: The subject property is within the City’s Urban Growth Boundary.

Plan of Services: A Plan of Services is included for review.

Findings: In reviewing the requested zoning actions, staff finds that the request does agree with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

1. *Is in agreement with the general plan for the area, and;*
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 property is 77.86 acres on the Northern most end of York Road and sits adjacent to the City's Firing range. A tributary also runs across the Northern and Western ends of the property. The site is heavily wooded and is currently used as an agricultural site.

The submittal does not include a detailed development timeline but is intended to be built out in two phases, over the course of approximately five years with the first phase including the Eastern half of the property and including 46 lots. The second phase will include the remaining 34 lots.

Bulk Standards: The total number of residential units is 80. The overall residential density is 1.03 units per acre. The estimated population at buildout is 200 people. The lots have a minimum lot width at the R.O.W of 100' and 35' on cul-de-sac lots. The minimum lot size proposed for this development is 10,000 sq ft with an average of 15,000 sq. ft.

Proposed setbacks are as follows:

- Front 25'
- Corner 15'
- Side 10'
- Rear 20'

Other details pertaining to the bulk regulations will be revealed at the FMDP submittal. Several waivers are identified below in the waivers section. These include requesting relief from Article v, section 5.104, for the 100% brick and/or stone requirement to include a reduction to 50% primary masonry and the remaining 50% being a combination of masonry and secondary materials to include cement board products. They are also asking for a variance from Article V, section 5.103a to reduce the front setback from 30' to 25' and the side setbacks from 20' to 10'. The applicant has also included variance requests to allow front entry garages on access streets, and side entry garages on collector roadways.

Open Space/Amenities: 8.18 acres of improved open space are identified (10.51%). The scope of the open space improvements include a pavilion, playground, disc golf and walking trail. The mail kiosk shall not count towards an amenity area. All detention ponds will be wet ponds with lighted fountains.

Pedestrian/Vehicle Connections: One access point, is proposed on York Road with a road stub being provided off the access lane on the Northwestern corner of the development to accommodate future connection when needed. The sidewalk network is shown throughout the development and fronting York Road, as well as a multi-use walking trail. Pedestrian connectivity to the trail system from the sidewalk network is shown at several locations. Parking details will be provided at FMDP plan review.

The applicant proposes improvements to York Road on the section that fronts the development on both the Eastern and Western portions of York Road. Other recommendations on infrastructure improvements are included in Public Works Comments as shown below.

Residential Design Regulations, 5-104.4: As this is a Preliminary Master Development Plan, elevations will be reviewed at the FMDP submittal. This PMDP includes renderings of the proposed structures. Variances from the residential design guidelines are being requested as part of this PMDP and shown below:

The single family homes will all have two car garages, and the driveways are all shown at a minimum of 22' in length with garages inset a minimum of 10' from the front porch for front facing garages.

Landscaping: The site will require landscape buffers. Notes provided indicate any landscape be within R.O.W, P.U.D.E, all open spaces and buffers will be maintained and the responsibility of the HOA. A full landscape plan will be required at FMDP/Preliminary plat submittal and reviewed for code compliance at that time. We also will request a tree preservation and planting plan at that time as well.

Variances/Waivers: The following waivers have been requested.

1. 5-104.4, Elevation materials – 50% brick and/or stone with the remaining 50% being a mix of masonry and cement board siding.
STAFF SUPPORTS *The conceptual architectural imagery proposed has a good mix of products, however, some proposed elevations show less than 50% masonry. The applicant will need to have a more accurate representation of the elevations at FMDP submittal.*
2. 5.103a, Setbacks – Required at 30' front, 20' rear, 20' sides and 15' corner with the request for 25' front, and 10' sides. **STAFF SUPPORTS** *(due to proposed lot sizes)*
3. 5.103a, Maximum lot coverage – Required at 25%, request is for 40%. **STAFF SUPPORTS** *(due to proposed lot and home sizes)*
4. 4-103: Roadway speeds – All roads to be designed and posted at 25 mph. **STAFF SUPPORTS**
5. 5-104.4: Access Streets and lots allowed to have front entry garages. **STAFF DOES NOT SUPPORT**
6. 5-104.4: Collector Road Lots allowed to have side entry garages. **STAFF SUPPORTS**

7. 4-102.104: Request to Disturb slopes that are greater than 20% within lots in cut conditions only. No fill will be allowed in this condition. These lots will be noted as critical lots.
STAFF SUPPORTS

Summary: This development will add 80 residential units (200 people) to York Road, which is under the jurisdiction of the Wilson County Road Commission. No off-site improvements have been noted at this time. The current and future land use support the proposed use. The waivers and variances listed above are subject to Planning Commission and Board of Commissioners approval.

Recommendation: Should the Planning Commission make a positive recommendation to the Board of Commissioners for the Annexation, Plan of Services, Rezone and Preliminary Master Development Plan for Yorkshire Estates on York Road, please include the following conditions as part of that recommendation:

Planning and Zoning:

1. Show an estimated development timeline by phase on the plans.
2. All requirements of the City's Subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission.
3. All requirements of 5-104, single family residential guidelines, shall be adhered to and shall include the garage area with appropriate free and clear space and garage bays separated via a masonry column with two separate carriage style garage doors. Provide evidence of how these regulations are met.
4. Mail kiosks shall be covered and well lit.
5. Decorative low maintenance fencing required should it be used.
6. Brick shall be clay, baked and individually laid.
7. Stone shall be individually laid.
8. Provide street light typical at Final Master Development Plan submittal.
9. All floodplain policies shall be adhered to.
10. Explain the plan for Lot 80 since it was noted there are no plans to include future R.O.W access on this lot. This is incongruent with the plans approved for the Benders Ferry subdivision.
11. Add an additional Pavilion alongside the playground in Phase 1.
12. Each amenity area shall be completed upon completion of its respective phase.
13. Provide farm style fencing along the Residential collector/York Road property line to enhance streetscape. Fencing shall be of a low maintenance material.
14. Clearly label all amenities.
15. Label walking trail width.
16. Correct the total acreage in overall project area summary.
17. For all wet ponds, please include lighted fountains.
18. Provide how future homeowners will be notified of the firing range located to the immediate South of the property.
19. Blasting Restrictions, all blasting shall be reduced from 2 inches per second to 1 inch per second, reducing the charge by 50% from the state maximum. Certified letters shall be sent out to all property owners within 500 ft of the development's property line informing those

residences they are entitled to pre and post blasting inspections. The blasting monitor shall hold a contract with the general contractor and not the blasting company.

20. Extend the type A-3 Landscape buffer along the entire Southern perimeter and extend the type A-1 landscape buffer around the perimeter of Lot 80.
21. The existing Moss Farm Development inset on sheet C1.00 does not reflect approved development plans for the Moss Farm Development.

Engineering:

1. Stormwater: Provide a Hydrologic Determination Study to Engineering/Stormwater Departments at FMDP.
2. Existing slopes equal to or greater than 20% shall not be within a proposed building envelope.
3. If wet ponds are used, aeration shall be provided.
4. All proposed roads shall meet City of Mt. Juliet design standards.
5. No onsite grinder systems or step systems will be allowed for this development.
6. All sidewalks, trails, curb ramps, and crosswalks shall meet ADA compliance.
7. Any improvements to the county portion of York Road are subject to review and approval by the Wilson County Road Commission. The developer shall provide correspondence from the Wilson County Road Commission that the plan was reviewed at the time of construction plan review.
8. Staff does not support street facing garages along access streets. Staff will support side entry garages for these lots.
9. Staff supports roads to be designed and posted at 25mph.
10. Staff supports request to disturb slopes exceeding 20% in a cut condition only. No fill shall be allowed within these slope conditions.
11. The entire section of roadway from lots 46-55 should be labeled as an Access Street. The transition to Access Lane shall not occur until after the main 4-way intersection shown.
12. The internal 4-way intersection shall be constructed as a roundabout. The developer shall submit a 4-way stop warrant analysis at the central internal intersection FMDP if this traffic control is pursued.
13. A finalized TIS shall be submitted at FMDP submittal.
14. Crosswalks shall be provided on all approached on the central intersection regardless of control type.

WWUD:

1. The Water lines shown are not WWUD's Design.
2. WWUD will serve.

Wilson County School District:

1. No Comments Received.