



## MEMORANDUM

**Date:** October 19, 2023

**To:** Luke Winchester, Chairman  
and Planning Commission

**From:** Jennifer Hamblen, Planning Director  
Jon Baughman, Deputy Planner

**Re:** MWAM Subdivision  
Preliminary Plat  
Map - 099  
Parcel(s) – 009.06, 010.00

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**Request:** Rob and Jake Porter, on behalf of their client Mitchell-Winchester Asset Management, request Preliminary Plat approval for a seven (7) lot single family subdivision off Central Pike in Wilson County.

**Overview & History:** The development site is located on the north side of Central Pike and is included within the City's urban growth boundary. The zoning is R-1. Existing structures, including a house and barn, are to be demolished for this subdivision. A stream and associated buffer traverse the property east/west. Subdivisions in the City's UGB are required full compliance with the City's Subdivision Regulations.

**Preliminary Plat:** This Preliminary Plat includes the entire subdivision, all seven lots, over 7.25 acres. About a half an acre is r-o-w. Average lot size is just under an acre at 41,797sf. Soils areas are identified as the subdivision will not be served by City sewer. Sidewalk is proposed along both sides of the cul-de-sac and along Central Pike frontage. The applicant has provided a letter from Wilson County Planning, wherein they offer their approval of the subdivision regarding compliance with their zoning regulations. A signature block for recording is provided.

**Subdivision Regulations:** The City's Subdivision Requirements require that lots include no less than 50' of road frontage and 35' for cul-de-sacs and sidewalk is required along internal streets and along the Central Pike frontage. The Preliminary Plat complies. The Subdivision Regulations also require that subdivisions within the UGB:

### ***4-101.11 Lot Area Requirements for Subdivision's Within Mt. Juliet's Urban Growth Boundary***

***Applicability:*** Any project submitted to the Mt. Juliet Regional Planning Commission (RPC) for Preliminary Plat or Final Plat of a Major Subdivision (outside of a PUD) including any subdivision application for a parcel located outside the City of Mt. Juliet's

corporate limits but within Mt. Juliet's Urban Growth Boundary shall be subject to the following requirements:

(New subsection) 4-102.11, Lot Area Requirements for Subdivisions Within Mt. Juliet's Urban Growth Boundary:

- a. No subdivision of a parcel may result in any new lot/parcel having a total area of less than 40,000 sq.ft. – **REGULATION MET**
- b. No subdivision of a parcel is permitted if the applicant will not receive sewer service from the City of Mt. Juliet.
- c. Subsection (a) does not apply if:
  - a. The applicant for subdivision requested annexation by the City of Mt. Juliet and the annexation was denied; and
  - b. The applicant is requesting a subdivision of land that is substantially similar to that for which annexation was denied.
- d. Subsection (b) does not apply if:
  - a. The applicant for subdivision requested sewer service from the City of Mt. Juliet, and the City of Mt. Juliet, in writing, determined that providing sewer service to the area in question is not in the City of Mt. Juliet's best interest. **Out of City Sewer did not receive a Positive Recommendation from PC, Pending review at BOC.**

**SECTION 3 – Amend 4-103, Streets and Pedestrian Ways, as follows, by amending 4-103.101, 4-103.103, and 4-103.105, and adding 4-103.107:**

**4-103.101. Sidewalks along new streets.** Sidewalks shall be required along all streets

**4-103.103. Location of sidewalks.** Sidewalks shall be required along both sides of all streets. Sidewalks shall be included within the dedicated nontraffic way portion of the right-of-way of all public ways. Concrete curbs are required for all public ways where sidewalks are to be constructed. A median strip of grassed or landscaped area at least six (6) feet wide shall separate all sidewalks from adjacent curbs. No sidewalk shall be constructed closer than six (6) inches from any lot line. Sidewalk construction details shall be shown in appendix B of these regulations.

**4-103.105. Alternative pedestrian ways.** Within PUD districts, the Planning Commission may recommend approval for pedestrian walkways at locations other than along the rights-of-way of streets provided that those locations provide an equal alternate pedestrian route. Within these developments, a system of pedestrian walkways may be located within commonly held open space and contained within access easements.

**4-103.107. ADA Compliance.** Proposed developments or re-developments along streets that contain existing sidewalks shall reconstruct the sidewalk and/or curb ramps to meet current ADA standards if it is determined that the sidewalk or curb ramp is non-compliant per the City's ADA transition plan or by the City's ADA coordinator. The

*sidewalk shall also be replaced to meet the width standards for that particular roadway classification even if it currently meets ADA compliance.*

***The plans note a sidewalk along both sides of the street and along Central Pike.***

**Building Elevations:** Supplied sample elevations indicate the proposed large homes will include primarily brick and stone for each façade.

**Variances/Waivers:** None are requested.

**Summary:** A letter from Wilson Co. Planning is included in this resubmittal and indicates their satisfaction with the subdivision as proposed in relation to their zoning regulations. The applicant has requested out of City sewer service which has been officially denied by Public Works.

**Recommendation:** Staff recommends approval of the Preliminary Plat for the MWAM Subdivision on Central Pike in Wilson County, subject to the conditions below:

**Planning and Zoning:**

1. Full compliance with City Subdivision Regulations and Wilson County Zoning is required.
2. Pending final determination of Out of City Sewer Request from the Board of Commissioners.

**Public Works:**

1. No comment

**West Wilson Utility District:**

1. Water lines shown are not WWUD's design.