



MEMORANDUM

Date: February 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Nichols Vale Phase 9
Final Master Development Plan Mod.
Map - 053
Parcel(s) – 88.00, 88.03, 92.00

Request: Dewey Engineering, on behalf of their client Capitol Homes, requests final master development plan modification approval for phase 9 of the Nichols Vale PUD in District 1, consisting of 12 single family lots, open spaces and associated right-of-way and improvements.

History: The Nichols Vale subdivision is located south of Lebanon Rd. and west of Sunset Drive. The subdivision is zoned RS-10 & RM-8 PUD, and a preliminary master development plan was originally approved via Ord. 2014-05. A final master development plan and preliminary plat (phases 5-11) was approved by the Planning Commission in January 2018 and work on the subdivision has proceed regularly since. This submittal revises the previously approved phase 9. Associated preliminary plats for phase 9, section 1 and 2, are also on this month's agenda.

Analysis: This final master development plan modification affects only previous phases 9 & 10. The phases are consolidated into one phase with two sections. One lot in phase 9, section 1 (formerly phase 9, two lots) and 11 lots in phase 9, section 2 (formerly phase 10, 10 lots).

Overall density is 2.4 units per acre, the same as the previously approved final master development plan. Phase 9.1 will connect to Young Drive, with no internal connection to the remainder of the PUD. Phase 9.2 will connect via an extension of Welty Lane, terminating in a road stub.

Residential Design Standards: Renderings supplied indicate that the front façade of the proposed homes will be masonry, with the sides and rear specified as "siding material". This siding shall be fiber cement and shall comply with all requirements of ordinance 2014-05. The existing homes are constructed with the same specifications, a masonry front façade and fiber cement on the remaining facades.

Landscaping: A landscape plan is under review by the City's consultant and any comments shall be addressed before construction plans can be submitted to Public Works. A tree survey is proposed to address landscape buffer material. Staff requests that another landscape plan be submitted for review once this study is completed.

8-203.10 Minor site modifications to an adopted final planned unit development plan. Minor modifications in the terms and conditions of the adopted final development plan may be made from time to time as provided in the following paragraphs. Any proposed modification not permitted under these provisions may be approved only as an amendment to the adopted final development plan.

1. *Minor modifications during construction.* So long as no modification violates the basic policy and concept or bulk and open space regulations of the planned unit development as presented in the preliminary development plan, the Zoning Administrator may approve minor modifications in the location, siting and height of buildings and structures if required by engineering or other circumstances not foreseen at the time the final development plan was approved. The total of such modifications approved by the Zoning Administrator shall never in aggregate result in:
 - a. Any increase in the number of residential units;
 - b. An increase of more than three percent in the floor area proposed for nonresidential use of a commercial or industrial nature;
 - c. An increase of more than three percent in the total ground area covered by buildings; or
 - d. A reduction of more than two percent in the area set aside for common open space.

Minor modifications in the location of streets and underground utilities may be approved under this section.

Summary: This final master development plan modification includes 12 single family lots. This is the same as the previously approved fmdp. The modification removes a lot from phase 9.1 (formerly phase 9) and adds a lot to phase 9.2 (formerly phase 10). The street layout for phase 9.2 changes, with less street frontage and an access easement to access two lots in phase 9.2. The overall residential density is unchanged. The revised fmdp does not violate the provisions of 8-203.10 above.

Recommendation: Staff recommends approval of the final master development plan modification for phase 9 of the Nichols Vale subdivision, subject to the conditions below:

Planning and Zoning:

1. All conditions of ordinance 2014-05 shall be adhered to.
2. Landscape plan comments are via separate cover and shall be addressed prior to submitting construction plans to Public Works.
3. Submit a revised landscape plan with the information from the tree survey before construction drawings are approved.
4. Provide details of the secondary façade materials proposed. Vinyl siding is prohibited.

Public Works:

1. Landscaping plans shall be approved prior to the approval of construction plans.
2. A letter of approval from West Wilson Utility District is required prior to the approval of construction plans.

3. For every grinder pump system proposed to serve a residential unit, the City shall receive a grinder pump system for future maintenance. These grinder pump systems shall be delivered to the City prior to the installation of the sewer infrastructure.
4. Provide multi-phase EPSC sheets when construction plans are submitted.
5. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
6. Preliminary Plat: For Note #6, add maintenance responsibility of PUDE's is by the HOA.
7. Attempt to improve readability of the plans. Suggest greying back existing infrastructure.
8. Preliminary Plat: Add note – All PUDEs outside of the ROW are not the maintenance responsibility of the City of Mt. Juliet.
9. The Phase 9.1 unit is isolated from the rest of the HOA. It is nearly 3 miles to get to the amenity center.
10. The existing shared driveway serving Phase 9.1 unit shall be widened to at least 18'. Access to the other lots on the driveway must be maintained at all times.
11. Faulkner Drive is recommended to be extended in the Future Transportation Plan. Right-of-way shall be dedicated along Faulkner Lane to provide at least 32.5' of right-of-way measured from the property line to the centerline of Faulkner Lane. This right-of-way dedication shall be reflected in the construction plans and be approved at the final plat.
12. The temporary turnaround in Phase 9.2 is to be a cul-de-sac with signs stating the road may be extended.
13. Streets stubbed to be extended by another subdivision may not be classified as an access street or access lane. A waiver to subdivision regulation 4-104.405 is required to extend Welty Lane using the existing cross section.
14. Maintenance agreements and responsibilities for the shared driveway between lots 10 and 11 shall be determined prior to the signing of final plat.
15. 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 Received

West Wilson Utility District:

1. The water lines shown are not WWUD's design.