



MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Elliott Reserve
Mass Grading Plan
Map - 053
Parcel(s) – 101.01, 102.00

Request: Heritage Civil, on behalf of their client, Elliott Reserve Partners, LLC., is seeking a mass grading approval for the Elliott Reserve mixed use project, located at 12440 and 12582 Lebanon Rd. This is in District 1, which is represented by Commissioner Art Giles.

Overview: The subject property consists of approximately 22.33 acres, on the south side of Lebanon Rd., and west of Nonaville Road. The zoning is CMU-PUD, and a preliminary master development plan was approved by the Board of Commissioners in 2024 via ordinance 2024-41.

Analysis: The plans, as submitted, are for **mass grading only**. The total site area is 22.33 acres, and the total disturbed area is 19.9 acres. The site is heavily wooded and was formerly utilized as a single-family residence. Staff request that as many perimeter trees as possible be saved and used for buffer requirements.

Summary: This development, approved as CMU-PUD, is submitting a mass grading request for the entire site. An associated preliminary plat is for the six commercial lots and one multi-family lot is also on this month's agenda. The applicant intends to submit a final master development plans and site plans separately. Items remaining to be addressed are found in the conditions below.

Recommendation: Staff recommends approval for the mass grading request for Elliott Reserve, subject to the conditions of approval below:

Planning and Zoning:

1. This approval is for site mass grading only. A final master development plan and site plans will be required for each lot as they develop.
2. The adjacent property zoning classifications and information are not legible due to the text and line work light print and fonts. Darken the text and line work for legibility.
3. Darken the label for Lebanon Road.
4. Remove FMDP labels from the plan set.
5. Preserve as many trees as possible.

6. All conditions of ordinance 2024-41 shall be adhered to.

Public Works:

1. Previously approved PUD/PMDP conditions apply.
2. Drainage Report has been provided for review.
3. Coordinate with Public Works to set up a meeting to determine location of traffic calming on Sunset Drive.

Wilson County Schools:

1. No comments provided

West Wilson Utility District:

1. Storm lines and headwalls shall be 10' away from the existing water lines.
2. What is the 20' WWUD Buffer and 40' WWUD Buffer?
3. Has anyone checked the depth of the existing water lines where there is proposed cuts?
4. There should be existing recorded WWUD easements for the water lines.