



MEMORANDUM

Date: August 21, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Weller Life at Mt. Juliet
FMDP/Site Plan
Map – 077
Parcel(s) – 072.21 & 072.25

Request: CSDG, on behalf of the client, requests final master development plan and site plan approval for Weller Life at Mt. Juliet, a seventy-unit age restricted community located at 535 Pleasant Grove Road, behind Walmart in the Paddocks development. This is in District 3.

Overview: A preliminary master development plan was approved by the Board of Commissioners in 2025, via ordinance 2025-26. The zoning is RM-8 with a PUD overlay. The PMDP-PUD was approved via ordinance 2025-26. The proposed density is 2.1 units per acre and the total unit count at buildout is 70 age-restricted units. An associated preliminary plat is also on this month's Planning Commission agenda.

Bulk Standards: The development area consists of 34 acres, on which 70 units are proposed. The property abuts the Walmart/Paddocks development, along with Andrews Cadillac. The max density allowed within RM-8 is 7.9 units per acre, with 2.1 units per acre being proposed. The minimum lot area allowed is 5,000 sf, and the minimum area proposed is 5,500 sf. Building setbacks, lot coverage, impervious surface ratio, and building separation all meet code requirements. Building height does not exceed 35'.

Access: This subdivision is accessible via Pleasant Grove Rd. only. The only connection is via an ingress/egress that runs between Andrews Cadillac and along the back side of Walmart. There will be no direct connection to Paddocks shopping complex. Waivers were granted at PMDP approval allowing the cul-de-sac length and the proposed number of units on the cul-de-sac.

Open Space/Amenities: Improved open space consists of 145,865sf (12.16%). The amenities provided within this neighborhood include an amenity center, pool, pickleball courts, dog park and a walking trail. The size of the amenity building shall be at least 2,000sf and shall be reviewed upon submittal of a separate site plan for the amenities at a future date.

Landscaping: The landscape plan is under review by the City's consultant currently. Review comments will come via separate cover and shall be addressed prior to the submittal of construction drawings for review by Public Works. Decorative fencing is proposed along the entry

drive. Notes provided indicate the landscaping and buffers are the responsibility of the development owners.

5.104.1 Multi Family Design Guidelines: The applicant shall adhere to the multifamily design guidelines as provided, unless a variance/waiver was granted via the PUD ordinance as noted below. Elevations are provided and reflect the 50% masonry/50% secondary materials approved with the preliminary master development plan. Board and batten is proposed for the secondary material on all structures. Driveways are 22' long.

Other: The mail kiosk will be located inside the amenity center, with associated parking being available from the amenity center. Notes on sheet C1.00 indicate compliance with a host of standard items the City typically requests from such developments, including, but not limited to, buffer maintenance, decorative poles, decorative lighting, etc. A photometric plan is included and compliant with requirements. Retaining walls are proposed to be versa-lok. Streetlight details are provided and are acceptable.

Variances/Waivers: The following were granted at PMDP-PUD (Ord. 2025-26) approval by the Board of Commissioners. Additional waiver or variance requests are subject to a PUD amendment.

1. Request to allow 15' minimum between all buildings since residential building and amenity center will be provided with sprinkler systems.
2. Request to omit the required perimeter fence.
3. Request to allow up to 50% secondary materials on all facades (the residential units and amenity center).
4. Request that the transitional protective yards end at the line of deed restriction on the West, but require the yard continue from Unit 21 due East to include units 8-17 and 1-4.
5. Request to allow cul-de-sac to exceed 14 units (4-104.4), conditioned the road being built as an access street (no modifications).
6. Request to allow cul-de-sac to exceed 700 ft (4-104.4), conditioned the road being built as an access street (no modifications).
7. Request to allow disturbance of slopes greater than 20% in a cut condition only.

Summary: The final master development plan is in substantial conformance with the previously approved preliminary master development plan. The applicant has addressed most comments received from the prior review. Any outstanding issues may be addressed via the conditions of approval below. The Planning Commission is reviewing the final master development plan and the site plan for this development with this submittal.

Recommendation: Staff recommends approval of the final master development plan and site plan for Weller Life at Mt. Juliet, subject to the conditions of approval below:

Planning and Zoning:

1. All conditions of ordinance 2025-26 shall be adhered to.
2. All conditions of Art. 5-104, multi-family residential guidelines, shall be adhered to, excepting any variance/waiver granted via Ord. 2025-26.

3. All bulk standards, 5-103a, shall be adhered to except any waivers granted by the Planning Commission and Board of Commissioners.
4. All conditions the of subdivision regulations, Art. 4.114, shall be adhered to except any waivers granted.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Vinyl is not permitted as a secondary façade material.
8. Landscape plan comments are via separate cover; all comments shall be addressed prior to submitting construction plans to Public Works.
9. Landscape buffers shall be in open space and maintained by the development owner or HOA.
10. For all wet ponds, please include aeration with lighted fountains.
11. Detention/retention ponds shall include vegetative screening around the perimeter
12. Provide streetlighting at the main entrance into the site, to coincide with the code required decorative streetlighting throughout the development.
13. The amenity center elevation does not meet the approved waiver for 50% masonry per façade. This must be revised to meet the requirements upon submittal of a site plan for the amenity center.
14. The amenity center shall be reviewed and approved via a separate application to the Planning Department.
15. The amenity center shall be completed by the issuance of the 35th certificate of occupancy.
16. Signage shall be reviewed via separate application to the Planning Department.
17. Flammable landscape materials shall not be located within 3' of any structure.
18. The amenity building shall be at least 2,000sf per code requirements.
19. HVAC equipment shall be screened from horizontal view.
20. Paint wall mounted utility and meter equipment to match the façade it is attached to.

Engineering:

1. All previous PUD/PMDP conditions apply.
2. Fix the dimensions on the road outside the gate.
3. Sewer and storm vertical separation can be 18" min. Reevaluate force main depth based on this stipulation.
4. Provide cross sections for the roads when deviating from the City standard detail. (Parallel parking section and outside the gate).
5. Advance "YIELD HERE TO PEDESTRIAN" signs shall be required for the crosswalk across Pleasant Grove Road. Signs shall be posted approximately 200' in advance of the crosswalk.
6. The cul-de-sac shall have an entry radius of R50'.
7. The minimum allowable K values are 37 in sag curves and 19 in crest curves.
8. The drainage report is under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.

WWUD:

1. Water lines shown are not WWUD's design.
2. One might want to discuss the benefits of a private water line.
3. The water and sewer services are shown within 10' of each other which is not allowed.

4. Water meters shall not be installed in the proposed driveways.

Wilson County Schools:

1. No Comments Received.