



MEMORANDUM

Date: February 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: The District
Final Master Development Plan
Map – 073L, Group B
Parcel(s) – 028.00

Request: Submitted by Barge Design Solutions, on behalf of Tulit Investments, the applicant requests final master development plan approval for phase 1 for the District, located at 108 Stoney Creek Road. The development will consist of 76 individually owned townhomes and a commercial structure on approximately 12.66 acres in District 2.

History: A preliminary master development plan, establishing this mixed-use PUD with base zoning of CTC-PUD, was approved in March 2020 (Ord. 2020-11). The entire PUD, as approved originally consisted of 12.66 acres with 75 townhome units and a commercial site of which a variance was approved for a 7,000sf veterinary service use. The commercial site was required to be completed by the 8th certificate of occupancy. The applicant has returned to the Board of Commissioners to have this c.o. trigger modified to the 38 c.o., the outcome of which is still pending at time of writing this report.

Analysis: This final master development plan is for Phase 1 of the residential townhome component of the PUD, which is for 32 units. Completion of the commercial section of this PUD was originally tied to the 8th Certificate of Occupancy for the residential unit, of which the commercial structure is not shown in this Phase 1 submittal. There is active legislation, with first reading on February 10, 2025 at the BOC to amend note #13, of Ordinance 2020-11 to change the requirement for the completion of the commercial building from CO #8 to CO #38, which upon passage will move the Commercial building from Phase 1 to Phase 2. The townhome count has increased from 75 on the original PMDP to 76 units with this FMDP submittal. The veterinary commercial use received a conditional use permit from the Board of Zoning Appeals around the time of pmdp approval in 2020. The proposed commercial use remains the same and is still proposed for the PUD.

8-203.5 Determination of substantial compliance. The final development plan shall be deemed in substantial compliance with the preliminary development plan provided modifications by the applicant do not involve changes which in aggregate:

1. *Violate any provisions of this article; No*

2. *Vary the lot area requirement as submitted in the preliminary plan by more than ten percent; PMDP: 1,430sf FMDP: 1,430sf Same*
3. *Involve a reduction of more than five percent of the area shown on the preliminary development plan as reserved for common open space; PMDP: 313,625sf FMDP: 327,144sf Increased*
4. *Increase the floor area proposed in the preliminary development plan for nonresidential use by more than two percent; and PMDP: 7,000sf FMDP: 7,000sf Same*
5. *Increase the total ground area covered by buildings by more than two percent; PMDP: 91,550sf FMDP: 91,725sf <1%*
6. *Involve any land use not specified on the approved preliminary development plan or the alternative list of uses for nonresidential sites. No*

Bulk Regulations: Building setbacks were approved via the ord. 2020-11 to promote a “town center” with a walkable environment. The setbacks of 30’ along Old Mt. Juliet Road S., and 5’ along Stoney Creek Drive, were approved within this PUD. The overall height of the townhome structures was not provided within this submittal. The maximum height allowable is 35’ by code. Building coverage and impervious surface calculations are not provided. A site plan will required at a future date.

Sidewalks: A 12’ greenway connection is being proposed to connect to the northeast Hickory Station Townhome greenway. This greenway trail will run north from Old Mt. Juliet Rd. S. alongside the northern section of Cedar Creek and is proposed for pedestrian connectivity. A sidewalk is proposed along both sides of the internal roadways, excepting west of the commercial building. Staff requests this be corrected upon subsequent submittals. A 5’ wide sidewalk was proposed and approved via the PUD ordinance to run alongside the western side of Old Mt. Juliet Rd. S., to Old Lebanon Dirt Rd. This requirement is not shown on fmdp and shall be corrected upon subsequent submittals.

Vehicular Access: The only access point is via the single point of ingress/egress from Old Mt. Juliet Rd. S., onto Stoney Creek Rd. The units are proposed to be sprinkled and per the pmdp review this was deemed sufficient to allow one full time access to Old Mt. Juliet Rd. S. The overall layout of the streets is revised slightly from the pmdp with the current layout being an improvement over the original layout. Units will be alley loaded.

Article IX Parking: The parking calculations are as follows: commercial: 67 spaces, townhomes: 152 spaces, street: 49. The total number of spots is 268. The units in phase 1 will be rear loaded. The driveways are shown as 22’ in length and 20’ in width. Parking spaces are shown with acceptable dimensions, 9’x18’. There are two small parking areas shown to south of the phase and parallel spaces along the roadways for increased parking capacity. Staff will need complete parking calculations for the residential and commercial uses at subsequent plan submittals. Bicycle parking for the commercial use and residential use will be required per code requirements but is not shown on the plans.

Residential Design Guidelines: There were no waivers granted for relief from the design guidelines via the pmdp. The elevations provided for the townhomes are significantly different from what was proposed and approved in the pmdp. The previously approved townhomes were to include rooftop patios/living space, whereas, the current designs no longer provide this feature, and are

only providing decks along the mid-level of the townhomes in the pursuit of less liability and cost. The elevations as provided show the units as all brick/stone facades with shingled/gabled roofs. Elevations of the amenity center show a full masonry façade. Elevations for the commercial structure are not provided.

Amenities: Amenities previously proposed/approved via the pmdp were to include a bocce ball court, putting green, multi-use path, and offsite 12' wide greenway in a 15' easement, a 1,250 sf pool, a 2,050 sf clubhouse, passive park and open space. The current FMDP proposal, for phase 1, shows a clubhouse, pickleball courts, a dog park with a wash station and benches and the offsite greenway trail. Per the applicant, the pool will no longer be included as part of the amenity package. Staff requests further details regarding the offsite trail, provide an exhibit how showing how it will reach the trail at Hickory Station. Staff requests parking at the greenway trailhead.

Landscaping: The landscape plan is under review, at the time of writing, by the City's landscape consultant. The site is subject to a buffer yard with a 6' fence on the inner edge, along with screening of the detention pond and tree preservation requirements. Any comments netted from this review shall be addressed on subsequent submittals. Construction plans shall not be approved before an approved landscape plan is obtained. Staff requests details of the privacy fence proposed for the buffer areas.

Miscellaneous: A mail kiosk and detail are shown. Staff requests parking spaces for the mail kiosk and wonders if the kiosk can be located to the northeast of the site to utilize the commercial area parking. Poles and posts shall be painted black, channel posts are not permitted. Dumpsters are not shown, how will trash be handled? Fencing details for the dog park are acceptable. All exterior lighting fixtures shall be decorative. Decorative trash receptacles are required at the commercial structure and at the amenity area but are not identified on the plans.

Summary: This final master development plan for phase 1 of the District includes 32 townhome units, pickleball courts, dog park, clubhouse and associated improvements. The commercial component which was originally required to be completed by the issuance of the 8th certificate of occupancy is now being amended to the 38th CO under active legislation through the BOC, which began at first reading on February 10, 2025. This would also move the commercial structure completion to Phase 2. The final master development plan does not violate any of the modification provisions of article 8-203.5 as shown above. The preliminary master development plan is nearing expiration.

Recommendation: Should the Planning Commission approve the final master development plan for phase 1 of the District please include the conditions below:

Planning and Zoning:

1. All conditions of ordinance 202-11 shall be adhered to.
2. All structures comply with the City's design guidelines.
3. Wooden deck floors are prohibited.
4. All exterior lighting fixtures shall be decorative. Poles shall be black and located in yards or landscape beds and not in the parking areas or drive aisles.

5. Dumpster enclosures shall comply with the City's dumpster ordinance. Identify the type of waste management utilization for the residential and the commercial areas of the PUD.
6. The development shall comply with the requirements of the City's mixed-use ordinance, section 6-104.1.
7. Brick shall be clay, baked and individually laid.
8. Stone shall be individually laid.
9. Wheel stops are not permitted.
10. Rooftop HVAC equipment on the commercial structure shall be screened entirely from horizontal view via a masonry parapet wall per 6-103.7.
11. Utility meters shall be screened from view with a bricked screen wall for the residential and commercial structures.
12. Wooden fencing shall not be permitted.
13. Provide details of the landscape buffer fencing, low maintenance opaque material is required.
14. Per pending legislation, if approved, the commercial building shall be completed and operational before the 38th Certificate of occupancy is issued for the townhomes.
15. Provide a development timeline.
16. Provide landscaped screening around the entirety of stormwater features.
17. All commercial design standards (6-103.7) shall be adhered to for the commercial portion of the PUD.
18. Provide elevations of the commercial structure.
19. Label trailhead parking onsite with decorative signage.
20. Correct site data table, to remove City District 25.
21. All poles, posts and guardrails shall be painted black. Channel posts are not permitted.
22. Provide designated parking for the mail kiosk or relocate it near proposed parking.
23. Provide details in the FMDP of how the off-site greenway trail to Hickory Station townhomes and associated easement are going to be addressed per the requirements of Ordinance 2020-11.
24. Provide a timeline for completion of greenway.
25. Notate end units as critical façade units, these shall include features to prevent a blank/featureless wall.
26. HVAC units shall be located in the rear of the townhomes and screened with landscaping.
27. Identify the height of townhome units. They shall not exceed 35' in height.
28. Provide information on additional amenities proposed in the future phase and how they will satisfy the requirements of the PMDP.
29. Revise the location of the mail kiosk. Consider locating it in the northeast corner to utilize shared parking from the commercial building.
30. Provide bicycle parking, per code, for both the residential use and commercial use.
31. Provide trash receptacles, per code, for the commercial structure and at the amenity area.
32. Provide sidewalk in front of the units west of the commercial building.
33. Delineate the commercial area on the plans, It shall constitute at least 10% of the site per pmdp and zoning requirements.
34. Identify on the plans if the product is rental or for sale. If an HOA is proposed, provide covenants and restrictions.
35. Display the sidewalk connection to Old Lebanon Dirt Road via OMJR per the requirements of the pmdp.
36. Remove "future phase" label and replace with "phase 2".

37. The clubhouse shall be at least 2,000sf in area per zoning regulations.
38. Should the condition for the completion of the commercial structure by the 8th CO fail to be amended to the 38th CO at the 2/24/2025 Board of Commissioners meeting, approval of this final master development plan shall be null and void.

Public Works:

1. Previously PMDP/PUD conditions apply. Add PW/Engineering PMDP/PUD conditions to the construction plan set.
2. A coinciding mass grading plan for the site has been submitted with the FMDP.
3. Stormwater: Show a 60' buffer for Stoners Creek.
4. Stormwater: Water Quality - 100-year flood detention required (with 1' of freeboard).
5. Drainage report is under preliminary review. A comprehensive review of the drainage report will take place during construction plan review.
6. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
7. Landscaping plans shall be approved prior to construction plan approval.
8. All sewer main and laterals shall be SDR 26.
9. All sewer (minus laterals) shall be 8" minimum and within a 20' easement.
10. The requested autoturn profile showing a pickup truck exiting from the last space in the parking lots was not provided. This profile can be reviewed at construction plan review if approved by the Planning Commission.
11. The requested autoturn profile showing a fire truck navigating the roundabout was not provided. This profile can be reviewed at construction plan review if approved by the Planning Commission. Median islands shall be provided on all approaches.
12. Each townhome shall have a path connecting to the sidewalk.
13. Update sewer availability as previous availability has expired.
14. The site plan shows public streets with the exception of the cul-de-sac on Old Mt. Juliet Road. Public Works PMDP condition #1 required all streets to be private except Stoney Creek Road between Old Mt. Juliet Road and the roundabout. The development team has committed to these private streets with staff.
15. The Public Works PMDP condition #4 requires at least 22' wide drive aisles wherever there is two-way traffic. This applies to the allies as well as the streets.
16. Public Works PMDP condition #5 requires 7' sidewalks when adjacent to parking. This should apply to perpendicular and parallel parking spaces.
17. Show the public access easement around the greenway (20').
18. The Greenway shall conform to the City standard drawing ST-130.
19. No construction activities in the 100-year floodplain can occur without submittal and approval of a "No-Rise" by the City Engineering Department or a CLOMR-F approved by FEMA and the City Engineering Department. The City's Floodplain Administrator recommends not altering the Special Flood Hazard Area (SFHA) in any way. Coordinate with staff during construction plan review for mitigation measures.
20. 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.
21. Off-site improvements are not included in this submittal and will need to be included in the Phase 2 FMDP.
22. Grading for the roads and greenway profiles shall be submitted with construction plans.

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

1. The Engineer/Owner and WWUD are having discussions on the best way to provide water service to this project.