



M E M O R A N D U M

Date: October 17, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Silver Springs Ph. 8-13
Annexation, Rezone, PUD Amendment
Map - 054
Parcel(s) – 45.00

Request: Submitted by Lose Design, on behalf of their client Universal builders, the applicant is requesting annexation, rezone and a PMDP PUD amendment to include Phases 8-13 to the Silver Springs PUD. The project will be located off Benders Ferry Road in District 1.

Analysis: This is an amendment to the Silver Springs PMDP-PUD, to add the additional phases 8-13. Per the applicant, they are not requesting any changes to the PUD standards, only requesting via this amendment to have the additional phases meet the prior standards as approved. The property is 47.39 acres to the East side of Benders Ferry and North of Lebanon Road. The current zoning for the proposed parcel is Wilson County, A-1, Agricultural land. The applicant is seeking RS-20 zoning with a PUD overlay, to match the existing PUD overlay for Phases 1-7. The proposal is for 96 lots. The City’s land use plan identifies the area as Low Density residential, therefore a Land use amendment for the RS-20 zoning will be required. Residential density proposed is 2.02 units per acre. The subject property is outside the city limits and will require annexation as well.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
Silver Springs Ph. 8-13 Lose Design	Low Density Residential	Medium Density APPROVED	A-1, Agriculture	RS-20 PUD

Future Land Use Plan: The City’s Future Land Use map identifies the property as medium density residential via a recent amendment for this amendment. Current surrounding land uses include low density residential, medium density residential and thoroughfare commercial.

Zoning: The zoning is currently Wilson County A-1, Agriculture, and surrounding parcels include RS-15, CRC-Commercial Retail Center, and CG-Commercial General. The original phases of Silver Springs are zoned RS-15. The application indicates RS-15 too. RS-20 captures the density proposed for the additional phases and does not require further land use amendments.

Findings: In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

1. *is in agreement with the general plan for the area, and*
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Annexation: The subject property is located wholly within the City's Urban Growth Boundary and is contiguous with existing City limits.

Plan of Service: A plan of services is included.

Preliminary Master Development Plan, PUD Amendment: This is an amendment to the original Silver Springs (Phases 1-7) PUD, originally approved in approximately 2003. This plan has had several amendments throughout the course of its construction. The latest revision of the PUD was in 2014. The intent of the current PUD amendment is to include additional phases, labeled 8-13 to the existing PUD, with no changes to the original bulk standards as previously approved. The noted differences is a decrease in density, an increase in the overall lot size, and retention of the original setbacks of 20' front, 5' side/10' side corner and 15' rear. The addition of the new phases improves upon the original PUD.

Bulk Standards, 5.103: The development area consists of 47.39 acres, on which 96 lots are proposed. The property is currently undeveloped and abuts the existing Silver Springs Subdivision. The density proposed is 2.02 units/acre and Max density in RS-20 is 2.2 units/acre. The original minimum lot size under the PUD was 5,227 and average was 7,791. The amended PUD has a minimum lot size of 10,000 sf with an average of 11,000. There are no bulk waivers requested through this amendment.

Access: This subdivision is via an extension of Mill Cove and the applicant is requesting a several roadway variances, as explained below, which will include a request to only have one access point for the seven current and 96 proposed lots on this road. There will be no road stubs included within the new phases. The applicant is seeking a sidewalk waiver from subdivision regulations which staff does not support.

Amenities: Improved open space constitutes approximately 3.32 acres of the development site or 7% of the PUD. Amenities proposed include an asphalt paved trail. The new phases proposed will have access to the existing amenities of the subdivision, which include a swimming pool, playground and an existing walking trail.

5-104.4 Residential Design Guidelines/Elevations: The elevations show a product with primarily all masonry materials. Notes provided indicate these homes will be similar to what was built in the existing phases of Silver Springs. Staff requests additional architectural elements to be included to show the required two car garages separated via a masonry column, along with elevations showing the sides and rear architectural features of the proposed new homes. Conditions requested will include that driveways will be a minimum of 18' wide and 22' feet in depth from the back of the sidewalk. Additional conditions required will include, garage door and garage interior area requirements, as noted in 5.104.4.

Article 10 Landscaping: An amended landscape plan will be required at FMDP and preliminary plat submittal.

Other: The mail kiosk location is not shown, but is noted to be by the amenity center. The kiosk is covered and lit according to the detail provided. Critical lots are identified. Landscape buffers are located in open space and will be maintained by the HOA.

Waivers & Variances:

The following are requested-

1. To not build a sidewalk from the end of Lot 85 to Mill Cove connection as no sidewalk connection exists on this side of Mill Cove. - STAFF DOES NOT SUPPORT. SIDEWALK CONNECTION IS REQUESTED TO BE PLACED.
2. To have 20 lots on the cul-de-sac for Road B.- STAFF SUPPORTS
3. Have one access point for the 103 lots (7 lots already exist on Mill Cove from Phases 1-7, future expansion will add 96 additional lots) – STAFF SUPPORTS
4. Length of Road B cul-de-sac be 750 ft, exceeding 700 ft requirement. – STAFF SUPPORTS
5. To disturb steep slopes. – STAFF SUPPORTS

Summary: This proposal will add approximately 21.3 acres and 96 single family residential lots and associated improvements to be built in phases 8-13, to the existing PUD for the Silver Springs subdivision located on Benders Ferry Road. The City's land use plan has already been amended from low density residential to medium density residential to accommodate the RS-20 base zoning request for the additional phase. This request is for an annexation and PMDP amendment and rezone.

Recommendation: Staff recommends sending the following conditions with a positive Planning Commission recommendation to the Board of Commissioners for the annexation, plan of services, rezone and preliminary master development plan amendment for the Silver Springs, Phase 8-13 PUD:

Planning Department:

1. The base zoning for the new phase shall be RS-20 if approved.
2. All bulk standards shall be adhered to unless waivers are granted by the Board of Commissioners and Planning Commission.
3. All single-family residential design standards (5-104.4) shall be adhered to excepting any waivers granted by the Planning Commission and Board of Commissioners.
4. All brick shall be clay, baked and individually laid.

5. All stone shall be individually laid.
6. Provide a development timeline.
7. Identify driveway locations for corner lots, and confirm they will meet the 22 foot depth requirement from the garage door to the sidewalk.
8. Driveway must be a minimum of 18 feet in width.
9. Street facing garages shall include a double-wide driveway (minimum 18 ft) and must contain a minimum of a two door garage, with a 24" masonry column in between.
10. Garages shall comply with the dimensional requirements of 5-104.4.
11. Provide decorative lighting throughout, and it shall be maintained by the HOA.
12. Landscape buffers shall be located in open space, not on individual lots, and maintained by the HOA.
13. Provide a tree preservation/planting plan, to preserve as many trees as possible in any natural buffers.
14. Provide orientation of homes on corner lots and clearly label setbacks accordingly.
15. Provide details of what is to be included in the improved open spaces within the new phases.
16. Provided analysis of how open space and improved open space requirements (not just proposed and provided) for the entire Silver Springs PUD will be met with the addition of the new phases.

Engineering Comments:

1. Provide stream buffer widths.
2. If wet ponds are used, aeration shall be provided.
3. All proposed roads shall meet City of Mt. Juliet design standards.
4. No onsite grinder systems or step systems are allowed for this development.
5. All sidewalks, trails, curb ramps, and crosswalks shall meet ADA compliance.
6. Staff will support variance #5 in a cut condition only.
7. Existing steep slopes (>20%) shall not be permitted within a building envelope, per the Land Development Code.
8. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
9. Staff does not support variance #1. Staff recommend the sidewalk be extended all the way down Mill Cove to Karen Drive. However, should the variance be approved, staff recommend a raised crosswalk be installed at the sidewalk terminus.
10. Variances #2 and 4 need to apply to the entire PUD amendment as there is no outlet.
11. Staff supports variance #3 based on the results of the traffic analysis.
12. A "NO OUTLET" sign shall be installed off the Mill Cove Connection.
13. Adequate intersection sight distance shall be required for all intersections within the site. Sight distance profiles will be required with construction drawings.
14. All cul-de-sac turnarounds shall comply with the City's standard drawings. Dimensions for the turnarounds will be required with construction drawings.

15. Sidewalk should be constructed on the north side of Road A to connect to the current proposed terminus for Phases 1-7. The plan included in this submission does not show sidewalk around the turnaround.
16. ADA compliant curb ramps are required at all intersections. Pedestrians should be directed to cross in front of where vehicles are stopped.
17. All driveways shall comply with Mt. Juliet ST-313 and TDOT Highway System Access Manual guidance for residential driveways with curb and gutter. The maximum proposed grades for driveways shall be provided.
18. Provide a standard detail for the raised crosswalk.
19. As a PUD amendment, staff recommends a 6' frontage sidewalk along Benders Ferry Road with a grass strip.

WWUD Comments:

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

Wilson County Schools:

1. No Comments Submitted