



MEMORANDUM

Date: October 17, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Bradshaw Farms Ph. 4A & 4B
Final Master Development Plan & Preliminary Plat
Map - 072
Parcel(s) – 43.06

Request: Ragan Smith is requesting preliminary plat and final master development plan approval for the fourth phase of Bradshaw Farms. Phases 4A and 4B consists of 147 age restricted residential lots on 34.12 acres in District 3.

Analysis: This PUD was established via ordinance 2020-05. Of the 561 total units for the entire development, the 4th phase will consist of 147 attached units (villa and attached cottage units) on 34.12 acres, and just over 11 acres in open space. The overall density for the entire 193-acre development, all phases, is 2.9 units per acre. The PUD includes base zoning of RS-15 and RM-8. All the proposed lots for this phase 4 lie in the RM-8 PUD zone and are age restricted.

Final Master Development Plan: The final master development plan is substantially compliant with the approved preliminary master development plan.

Waivers & Variances: Granted at pmdp approval, the following waivers are relevant to the villa and cottage lots proposed in this phase (4) of the subdivision:

1. Villa and cottage buildings shall include 70% brick and/or stone and 30% hardi/cement siding
2. Villa lots shall have an increased front yard setback of 30'
3. Roads G & H, villas with front facing garages and 30' front yard setbacks shall be allowed on both sides of the road
4. Cottage lot average size of 5,450sf
5. Cottage lot width 28'
6. Cottage lot minimum area 3,600sf
7. Cottage lot frontage 28'
8. Cottage lot maximum coverage 65%
9. Cottage lot setbacks 20'f, 20'r, 15' building separation
10. Villa lot average size 5,450sf
11. Villa lot minimum lot width 45'
12. Villa lot minimum area 5,600sf

13. Minimum lot frontage 40'
14. Maximum lot coverage 50%
15. Villa lot setbacks 30'f, 20'r, 15' building separation

Amenities: The amenities proposed for this phase includes bocce ball courts and seating areas in the median of Road I. A pavilion detail is provided but the location of the pavilion is not specified. Open space 18 is notated as future amenity space, a site plan for this amenity shall be required.

Residential Design: The elevations supplied indicate compliance with the pmdp waivers of at least 70% masonry and 30% cement board siding for the villa and cottage models proposed for this phase. Villa units are two units per building and cottage units are up to five units per building. The supplied elevations are labeled all villa, check the labels and identify the cottage product too.

Landscaping: The site is subject to transitional buffers; these are identified on the plans. The plans are under review by the City's consultant, any comments received shall be addressed prior to submittal of construction drawings to Public Works.

Other: Decorative street lighting is proposed, and details are provided. Signposts are decorative tubular. Critical façade lots are identified on some corner and end units, staff requests that all the end units be treated as such. Driveway locations are specified.

Preliminary Plat: The applicant has addressed the comments received from open tech. Street names and addresses will need to be finalized upon final plat submittal.

Summary: The final master development plan and preliminary plat are in substantial conformance with the preliminary master development plan. Staff has verified that the C.O. triggers and off-site improvements required at pmdp approval are being adhered to.

Recommendation: Staff recommends approval of the preliminary plat and final master development plan for phases 4a and 4b of Bradshaw Farms, subject to the following conditions:

Planning and Zoning:

1. Landscape plans shall be fully approved before submittal of construction drawings to Public Works.
2. Provide future road connection signs where appropriate.
3. All wet detention ponds shall be aerated and lit.
4. Label all end units as critical façade lots.
5. Identify the location of the pavilion on subsequent submittals.
6. All conditions of ordinance 2020-05 shall be adhered to.
7. Provide an architect seal and signature on the elevation sheets on subsequent submittals.
8. All elevations are labeled villas. Label the cottage units as such.
9. Future amenity areas are subject to site plan review at a future time.

PW Comments:

1. Previous PUD/FMDP conditions apply.

2. A letter of approval from West Wilson Utility District will be needed prior to construction plan approvals are issued from Public Works.
3. The use of individual grinder systems is under further review. If the use of individual grinder systems is approved, the developer shall provide the City Utilities Department one spare grinder system for inventory for each one installed. If the use of individual grinder systems is not approved, then a regional pump station shall be construction by the developer to City specifications.
4. The drainage report is under preliminary review. Comprehensive review of the drainage report shall take place at construction plan review.
5. Landscaping plans shall be approved prior to construction plan review.
6. The turning profiles indicate that backing out of perpendicular parking spaces on the alleys will be impossible if the adjacent spaces are occupied. A wider section will be required for alleys with parking.
7. Turning profiles show that fire trucks would need to mount curbs to make turning movements to and from the alleys. Increase the corner radii as needed. The median island between Alley D, E, and F shall be reconfigured to improve fire access.
8. The parking spots on Alley I must be at least 35' from the right-of-way line to Road H.
9. The curb on all proposed median islands within the public right-of-way shall be TDOT RP-VC-10 detached vertical curb.
10. Install a channelization island at the intersection of Alley E and Alley D.
11. The HOA is responsible for maintaining and mowing the median islands within the development.
12. Install curb extensions on Road I to transition from the section with and without the median. No parking shall be permitted in the transitional section.
13. No section of parallel parking shall exceed 200'. Any stretch exceeding this shall be bisected with a curb extension.
14. Speed limit signs shall be installed on Roads I and G.
15. Temporary Dead-End signs shall be installed at the southern end of Road G.
16. The roadway profile for Road G must include the proposed grade of the roadway. Grades are not currently included on the roadway profiles on Sheets R2.0 and R2.1. This shall be included with the construction plan set when submitted for review.
17. A sight distance profile is required at construction drawings for the intersection of Alley J and Road G.
18. Pavement markings are not required on Access Lanes and Access Streets. Requirements for width, grade, and location of pedestrian crossings remain the same with or without marked crosswalks.
19. All-Way plaques are required at the intersection of Road H and Road I.
20. An all-way stop is not warranted at the intersection of Road C and Road G. The eastbound approach shall be the only stop-controlled approach.
21. On C8.0, ST-313 and ST-210 are out of date. Please revise with the most recent details and update designs as needed.
22. On R10.0. remove reference to 24" curb and gutter. All curb and gutter shall match ST-200.
23. Staff supports the bulk grading plan.
24. Revise all sheets to state MT. JULIET instead of MOUNT JULIET.
25. Update the revision block for each submittal.

WWUD Comments:

1. Waterlines shown are not WWUD's design.\

Wilson County Schools:

1. No Comments Submitted