



MEMORANDUM

Date: August 15, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Greenhill Rd. Commercial
FMDP (Infrastructure & Grading)
Map - 053
Parcel(s) – 040.00 & 041.00

Request: CSDG, on behalf of their client, CD Greenhill Investments, is requesting final master development plan approval for the Greenhill Commercial PUD, located on Lebanon Road in District 1. This final master development plan is for infrastructure planning only.

History/Preliminary Master Development Plan: This PUD was established via ordinance 24-23 and its associated preliminary master development plan. This submittal includes all five lots and is not phased. Separate site plans will be submitted for the individual commercial sites, the exact uses of each site is not yet finalized. Another final master development plan shall be required before submittal of any site plans for review.

Final Master Development Plan: The supplied plan is provided for grading and infrastructure work only. All uses, included required parking, phasing and coverage data, etc. is intended to be provided at the time of site plan submittal for each individual lot.

Bulk Standards: The total acreage of the proposed development is 8.36 acres. The entire site will be utilized for commercial purposes only, as the based zoning is CRC. The building setbacks are incorrectly labeled, please revisit the code and display the building envelope correctly on subsequent submittals. Further review will occur at site plan submittal for each commercial lot, where full compliance with preliminary master development plan conditions will be required.

Pedestrian & Vehicular Access: The property has frontage along, Lebanon Road, N. Greenhill Road and Old N. Greenhill Road with access to each. Road improvements are identified. Internal streets are private and include 6' wide sidewalk. Sidewalk will be required on both sides of all internal streets as the PUD develops.

Summary: This final master development plan is for infrastructure only and is in substantial compliance with the previously approved preliminary development plan. Any additional comments are found in the conditions of approval below.

Recommendation: Staff recommends approval of the final master development plan (infrastructure only) for the Greenhill Commercial PUD subject to the following conditions:

Planning and Zoning:

1. All conditions of preliminary master development plan approval, ordinance 24-23, shall be adhered to.
2. A complete final master development plan including all checklist items shall be submitted at a future date before site plans can be approved.

Public Works:

1. Previous PMDP/PUD conditions apply.
2. Hydrologic determination (HD) has been submitted and under review.
3. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at the construction plan review.
4. Signal warrant analysis at the intersection of Lebanon Rd. and Old N. Greenhill Rd. shall be submitted with each site plan within the PUD.
5. Pedestrian push buttons and signal heads are required on both sides of Lebanon Road for the new crosswalk at N. Greenhill Road.
6. Sidewalk is required on both sides of the east-west internal driveway.
7. The designations for pavement markings shall be revised to reflect the standards in the MUTCD and TDOT standard drawings. This includes line color, type, and painted median striping.
8. Verify the spacing of the channelization markings on Old North Greenhill Road.
9. Unless otherwise noted, all pavement markings shall be 6" in width.
10. Move the existing stop bar out of the pedestrian crossing on the southbound approach of Old North Greenhill Road at Lebanon Road.
11. Internal pedestrian crossing locations shall be determined as individual lot site plans are submitted. At least three internal pedestrian crossings shall be provided.
12. A figure shall be prepared verifying there is sufficient space for southbound left-turns within the turn lanes and taper at the intersection of North Greenhill Road and Lebanon Road. This figure shall be submitted with the construction drawings. If there is not sufficient space, the southbound left-turn lanes shall be extended.
13. Stripe a centerline through the transition from three lane section to two lane section on the east-west internal drive.
14. Provide a smooth transition in sidewalk width between the shared use path on North Greenhill Road and the sidewalk on Lebanon Road.
15. All stop bars must be at least 4' from the back of the pedestrian crossing.
16. The internal driveways shall conform to HSAM.
17. Add truck turn templates for all proposed turn/deceleration lanes.
18. The right-turn channelization island should be extended so exiting vehicles are parallel to Lebanon Road and merge.
19. If project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.
20. Landscaping plans shall be approved before construction plans are approved.
21. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. No comments provided.