



## MEMORANDUM

**Date:** October 16, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Tillman Place  
FMDP/Site Plan  
Map – 097 & 076  
Parcel(s) – 013.00 & 053.00

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**Request:** Heritage Civil, on behalf of their client, seeks final master development plan and site plan approval for Tillman Place, a residential development including single family homes and townhomes on Central Pike in district 3.

**History/Overview:** This subdivision is located on the north side of Central Pike, west of the intersection with Pleasant Grove Road. The subdivision will have access via Pleasant Grove Road and Central Pike. The zoning is RS-30PUD and RM-8PUD and the project area is approximately 35.71 acres. This project received preliminary master development plan, land use plan amendment and rezone approval via ordinance 2025-34 in 2025. An associated preliminary plat is also on this month's Planning Commission agenda.

This preliminary plat includes 26 lots total, 24 single family lots and one lot to contain the townhomes. Also, a portion of parcel 053.00 is identified as lot 25 and shown to be conveyed to Shiloh Baptist Church and consolidated with their parcel 053.01. The number of townhomes proposed is 113. This preliminary plat also establishes two open space lots (3.42 acres) and 4.7 acres of right-of-way. The project phasing includes three phases. The estimated population is 348 people.

### **Final Master Development Plan:**

The final master development plan is in substantial conformance with the previously approved preliminary master development plan (ordinance 2025-34). The plan set includes the approved preliminary master development plan for reference.

### **Site Plan:**

**5-103A Residential Bulk Standards:** Overall density is 3.8 units/acre. Minimum lot size is 10,600sf and the average lot size is 21,524. Waivers were granted for several bulk related items with the passage of the preliminary master development plan. Setbacks are as follows: RM-8: 20'f, 8's and 20' rear. RS-30: 30'f, 10's and 20' rear. Lot coverage is 30% maximum.

Vehicular & Pedestrian Access: The subdivision will have vehicular and pedestrian access to Pleasant Grove Road and Central Pike. Sidewalk is proposed on internal public streets and along the project's frontage along Central Pike. Walking trails throughout are provided.

Article IX Parking: At least two parking spaces are provided for each unit, both for the townhomes and single family, meeting code requirements. Supplementing this parking are 66 street spaces for guests.

5.104.1 Multifamily Residential Design Standards: Waivers were granted at preliminary master development plan review for several features within a multi-family development due to the split use of the subdivision including single family residences as well. A waiver was approved to allow a building separation of 20' as all townhome units will be sprinkled. The applicant received a waiver to provide six bike racks throughout the entirety of the development in lieu of a five-space rack at each multi-family building and at the amenity pavilion.

The townhomes will be faced with 50% masonry and 50% secondary façade materials per the waiver granted with ordinance 2025-34. The elevations supplied are acceptable. A waiver was also granted to omit the perimeter fence typically requires around multi-family developments. The clubhouse requirement for multi-family developments was also waived.

5-104.4 Single Family Residential Design Standards: This PUD received design standard waivers for the single family portion, also. 50% masonry, per façade is required. Elevations provided are acceptable and address the façade waiver. Street lighting is proposed and the poles and fixtures are acceptable decorative, black type.

Amenities: Most of the amenities are within a central portion of the development, along the main thoroughfare that divides the single and multi-family portions of this development. These include: 7,022 sf of park space with a pavilion, 105,715 sf of nature walking trails with benches, 8,415 sf of playground, 2,545 sf of exercise area, 996 sf of fire pits, 11,660 sf of grilling areas and 21,402 sf of landscaped green space. A waiver was granted for the omission of a clubhouse, typically required for multi-family developments. The plan does not show playground area, this shall be corrected on construction drawings and shall be installed per code requirements.

Article X Landscaping: Landscape plans are under review and comments are coming via separate cover. All comments shall be addressed before construction plans can be submitted to Public Works. Landscape buffers are in open space, not on individual lots. The detention area is screened with perimeter plantings.

Other: Notes on the plans indicate compliance with a host of items staff typically requests of such developments. Retaining walls are noted to be constructed to City standards. Bike parking and trash cans are proposed. The mail kiosk includes parking and is covered via the supplied detail. It shall be lit also. Horse fencing is proposed along the Central Pike frontage and details are acceptable.

Summary: This final master development plan is in substantial conformance with the previously approved preliminary master development plan. The site plan is required for the multi-family

structures. This development will include 26 lots, lots 1-24 are single family lots and one lot (lot 26) will contain the townhomes (113 units) planned for this development. Lot 25 is open space and will be conveyed to Shiloh Baptist Church at a future time. Staff comments have been addressed and anything outstanding is minor and addressed via the conditions of approval below.

**Recommendation:** Staff recommends approval of the final master development plan and site plan for Tillman Place on central Pike, subject to any conditions found below:

**Planning and Zoning:**

1. All conditions of ordinance 2025-34 shall be adhered to.
2. All requirements of 5-103a shall be adhered to, excepting any waivers codified in ordinance 2025-34.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. All conditions of 5-104.4, single family regulations, in the zoning ordinance shall be adhered to, excepting any waivers granted and codified in ordinance 2025-34.
6. All requirements of 5-104.1, multi-family regulations, in the zoning ordinance shall be adhered to, excepting any waivers granted and codified in ordinance 2025-34.
7. The mail kiosk shall be well lit and covered.
8. Landscape plan comments are via separate cover, all comments shall be addressed before submitting construction plans to Public Works.
9. Signage to be reviewed and approved via a separate application to the Planning Department.
10. The horse fencing shall be constructed of low maintenance materials, wood is not permitted.
11. Render and label the playground on the plans, this amenity is required before permits are issued.
12. All fencing shall be decorative, low maintenance materials.
13. Poles and posts shall be painted black and channel posts are not permitted.

**Engineering:**

1. All PMDP/PUD conditions shall apply
2. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
3. A review of sewer depths shall take place at construction plan review, specifically around manhole A3.
4. The maximum difference in grade between the residential driveways and the sidewalk shall not exceed 10% in crests and 9% in sags.
5. Per Ord. 2025-34 Public Works Condition 4, the private streets shall meet the design standards of an access street.
6. The maximum slope of an access street is 5% within 50' of an intersection. Several intersections require regrading.
7. The minimum K values for the design speeds shall be met on all roads, public or private.
8. The maximum cross slope of a crosswalk (marked or unmarked) is 2% across stop controlled approaches and 5% across uncontrolled approaches at an intersection.

9. An eastbound right-turn lane and westbound left-turn lane shall be installed on Central Pike at Road A. Proper storage, decel, and taper shall be provided according to TDOT standards.
10. A northbound left-turn lane shall be installed on Pleasant Grove Road at Road B. Proper storage, decel, and taper shall be provided according to TDOT standards. Provide dimensions on the plans.
11. The off-site improvements included in the PMDP shall be submitted under separate cover for Staff review prior to construction drawings.
12. Provide a dimension for the ROW along Road B.
13. Terminate the sidewalk on the north side of Road B at the intersection with Road C.
14. Stormwater Coordinator: Show the stream buffer width on the plans.

WWUD:

1. The water line along Pleasant Grove does not connect to the water line on Central pike as shown. They are on 2 different pressure zones.
2. The water lines shown are not WWUD's design.