



Item 9.A.B.C.&D.

Staff Report

June 18, 2026 – Regional Planning Commission

Project Name:

Kensington Ridge

Address:

2770 W. Division St.

Legal Description:

Map(s) - 073

Parcel(s) – 003.00

District:

2 – Vice Mayor, Bill Trivett

Applicant:

Joe Haddix,
Heritage Civil

Property Owner:

Robinson Developments, LP

Request:

LUA, AX, POS, PMDP-PUD, RZ

Current Land Use Designation:

Medium Density Residential

Requested Land Use:

High Density Residential

Current Zoning:

Wilson County R-1

Requested Zoning :

RS-15 PUD

Attachments:

PMDP

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks a land use amendment, annexation, plan of services, rezone and preliminary master development plan approval for the proposed Kensington Ridge subdivision located on W. Division St.

Description/History: They also are requesting to annex into the City limits approximately 53.15 acres and to rezone to RS-15 PUD. The project will include 134 single-family homes, with open space to include a variety of amenities to include, pickle ball courts, pet park, walking trails, disc golf, along with a playground and play lawn. Access will not be provided to W. Division; however, it is shown via three streets, Portsmouth (west), Wiltshire (north) and Port Kembla (east).

Land Use Plan & Zoning: This plan proposes a land use amendment from existing medium density residential to high density residential. The property currently sits within Wilson County with R-1 zoning, and the request is to rezone to RS-15 PUD, with a proposed density of 2.52 upa (2.9 upa max.). If the land use amendment is approved, including the associated annexation and rezone request, the proposed use will be permitted by right, and all applicable code regulations are applied in accordance with the base zoning district.

Waiver/Variance Requests - The following waivers have been requested:

1. **4-102 (subdivision regulations) Lot requirements** - Request to allow up to 1.95 acres of disturbance of slopes exceeding 20%. **Public works to address.**
2. **4.104 (subdivision regulations) Functional design criteria** - Request to allow an access lane to be stubbed at the property line. **Public works to address.**
3. **5.104** - Request to deviate from the material standards to allow: Sixty percent (60%) brick and/or stone on all facades
Forty percent (40%) secondary materials on all facades **P&Z staff support 70/30**
4. **5.104** - Request to omit two-foot masonry column requirement from residential garage doors to match residential elevations as shown. **P&Z staff supports**
5. **5.104** - Request to deviate from the garage dimensional requirements to allow for an interior garage dimension of 405 in lieu of 440 square feet. **P&Z staff supports**



6. **5.104** - Request to deviate from the garage setback requirements for front facing garages to allow for a 5' setback from the front façade in lieu of 10' **P&Z staff supports**
7. **5.104** - Request to offer optional recessed 3rd car "bolt on" garage that will be front entry for side entry homesites located on the collector and access streets. Illustration provided for reference.
8. **5.103 Bulk regulations** - Request to deviate from the residential bulk regulations to allow a minimum lot width of 60' in lieu of 75' **P&Z staff supports**
9. **5.104 Bulk regulations** - Request to deviate from the residential bulk regulations to allow the following yard setbacks- Front/corner 20' (30'), Rear 7.5' (10'), Back 20' (20'). **P&Z staff supports**

Summary: The applicant is requesting a land use amendment to change the map from the current medium density to high density residential. If approved, the applicant is subsequently requesting annexation, along with a rezone of RS-15 PUD, to correlate with the land use request. The proposal will add 134 single-family homes with a density of 2.52 units per acre. Should the property be annexed and rezoned, along with the approval of the PMDP, a preliminary plat and final master development plan will be required.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the land use amendment, annexation, plan of services, rezone, and preliminary master development plan for Kensington Ridge, to include the following conditions:

Conditions (by Department):

Fire Department:

1. No Comments Received.

Planning:

1. All requirements of the City's subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.
2. All requirements of Article V. Residential District Regulations shall be adhered to, excepting any waivers approved by the Planning Commission and the Board of Commissioners.
3. Detailed colored building elevations, including all materials and percentages, shall be required with subsequent submittals.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Identify and provide all amenity details at FMDP submittal.
7. Fencing shall be decorative and low maintenance type.
8. Flammable landscape materials is not permitted within 3' of any public building.
9. Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information on future submittals.
10. Ensure light bleed from amenities and external activities do not negatively impact the residential lots nearby. A photometric plan will be required with future submittals.
11. Provide decorative street lighting at the entrances and throughout the subdivision and indicate that they are under the maintenance of the HOA, per 5-104.4.
12. Driveways shall be a minimum of 22' in length and 18' in width.
13. Provide covenants and restrictions for review with the final master development plan.



Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
3. Sewer availability has been granted and approved.
4. Provide and TDEC permits related to stream buffer/wetland disturbance prior to the issuance of the Land Disturbance Permit.
5. All sewer main shall be public (minus service laterals) and shall be within a 20' utility easement.
6. If wet ponds are proposed, aeration shall be provided.
7. All TDEC stream buffer regulations apply and shall be incorporated into the construction plans.
8. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
9. Onsite grinder systems and step systems will not be allowed in this development.
10. Confirm if there is a Metro Nashville Sewer main onsite by FMDP as provided survey shows a sewer easement.
11. The following roadway variances are requested:
 - a. Request to terminate a permanent dead-end within 150' of the property line (Ordinance 4-104.406.b (i)): **Staff supports** conditionally that the edge of curb is at least 50' from the property line and dense vegetation such as shrubs is planted along the property line to block headlights.
 - b. Request to allow access streets to stub at the property line: **Staff supports**.
 - c. Request to lower the street classification of collectors to access streets: **Staff supports** to match surrounding neighborhood stubs.
 - d. Request to allow up to 1.95 acres of disturbance of slopes exceeding 20%: **Staff supports request with disturbance in CUT conditions only**. Highlight lots impacted with PMDP, FMDP/PP, and construction plans
12. The development shall provide striping at the intersection of Willoughby Station Boulevard and Melbourne Terrace including left-turn lanes on Willoughby Station Boulevard.
13. The development shall install a sidewalk on the north side of Port Kembla Drive between the property line and Melbourne Terrace. The existing sidewalks on Melbourne Terrace shall be modified to include an ADA compliant curb ramp.
14. 6' grass strips must continue around the cul-de-sacs.
15. Provide pedestrian access to the disc golf course.
16. Label key contours on the grading sheet.
17. Provide a letter at FMDP from RJ Colman that either supports or rejects an at-grade crossing at West Division Street.
18. Provide hydrologic determination at FMDP.

WWUD:

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

Wilson County Schools:

1. No Comments Received.