



MEMORANDUM

Date: February 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Nichols Vale Ph. 9, Sec. 2
Preliminary Plat
Map - 053
Parcel(s) – 88.03, 92.00

Request: Dewey Engineering, on behalf of their client Capitol Homes, requests preliminary plat approval for phase 9, section 2 of the Nichols Vale PUD in District 1, consisting of 11 single family lots, two open spaces and associated right-of-way and improvements.

History: The Nichols Vale subdivision is located south of Lebanon Rd. and west of Sunset Drive. This phase is located at the present terminus of Welty Lane. Welty lane will be extended east. The subdivision is zoned RS-10 & RM-8 PUD, and a preliminary master development plan was originally approved via Ord. 2014-05. A final master development plan and preliminary plat (phases 5-11) was approved by the Planning Commission in January 2018. This submittal revises the previously approved phase 9 preliminary plat. This submittal includes a revised findp for phase 9, specifically, and is included on this month's agenda also.

Analysis: This preliminary plat is for eleven single family home lots located along an extension of Welty Lane. This section contains a total of 21.34 acres, 8 acres in lots, 12.36 acres in open space. The phase includes two flag lots, both of which are over 2 acres in area and both include special flag lot setbacks as required by the subdivision regulations. The smallest lot proposed in this phase is 13,500sf. The zoning of phase 9, section 2 is RS-10 PUD. Lots 10 and 11 will be accessed via an access easement which will be established via the final plat at a future time.

Landscaping: A landscape plan is under review by the City's consultant and any comments shall be addressed before construction plans can be submitted to Public Works. The phase is subject to landscape buffers and these are shown. Open space in this phase includes 16.48 acres.

Summary: This preliminary plat is a revision to the originally approved phase 9. The phase and section include 11 single family residential lots along an extension of Welty Lane. An amended final master development plan is also found on this month's agenda.

Recommendation: Staff recommends approval of the preliminary plat for phase 9, section 2 of the Nichols Vale subdivision, subject to the conditions below.

Planning and Zoning:

1. All conditions of ordinance 2014-05 shall be adhered to.
2. Remove phase 10 information from this phase 9 preliminary plat.
3. Landscape plan comments are via separate cover and shall be addressed prior to submittal of construction plans to Public Works.
4. Identify lots 1, 5, 6 & 9 as critical façade lots.

Public Works:

1. Landscaping plans shall be approved prior to the approval of construction plans.
2. A letter of approval from West Wilson Utility District is required prior to the approval of construction plans.
3. For every grinder pump system proposed to serve a residential unit, the City shall receive a grinder pump system for future maintenance. These grinder pump systems shall be delivered to the City prior to the installation of the sewer infrastructure.
4. Provide multi-phase EPSC sheets when construction plans are submitted.
5. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
6. Preliminary Plat: For Note #6, add maintenance responsibility of PUDE's is by the HOA.
7. Attempt to improve readability of the plans. Suggest greying back existing infrastructure.
8. Preliminary Plat: Add note – All PUDEs outside of the ROW are not the maintenance responsibility of the City of Mt. Juliet.
9. The Phase 9.1 unit is isolated from the rest of the HOA. It is nearly 3 miles to get to the amenity center.
10. The existing shared driveway serving Phase 9.1 unit shall be widened to at least 18'. Access to the other lots on the driveway must be maintained at all times.
11. Faulkner Drive is recommended to be extended in the Future Transportation Plan. Right-of-way shall be dedicated along Faulkner Lane to provide at least 32.5' of right-of-way measured from the property line to the centerline of Faulkner Lane. This right-of-way dedication shall be reflected in the construction plans and be approved at the final plat.
12. The temporary turnaround in Phase 9.2 is to be a cul-de-sac with signs stating the road may be extended.
13. Streets stubbed to be extended by another subdivision may not be classified as an access street of access lane. A waiver to subdivision regulation 4-104.405 is required to extend Welty Lane using the existing cross section.
14. Maintenance agreements and responsibilities for the shared driveway between lots 10 and 11 shall be determined prior to the signing of final plat.
15. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

1. The water lines shown are not WWUD's design.