



MEMORANDUM

Date: January 18, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Jennifer Hamblen, Planning Director
Jon Baughman, Deputy Planner

Re: Lynwood Station Ph 1A

Final Plat

Map - 72

Parcel(s) – 63 & 71.02

Request: Submitted by Wilson and Associates on behalf of their client, the applicant seeks Final Plat approval for Lynwood Station, Phase 1A, consisting of 51 single family lots and associated open space and improvements in District 3.

Analysis: Lynwood Station is located between Industrial Drive and Clemmons Road. The Preliminary Master Development Plan for Lynwood Station was approved per Ordinance 2019-11, by the Board of Commissioners on January 14, 2019. The FMDP for this development and a Preliminary Plat for Phase 1 was approved by the Planning Commission in June, 2019. The zoning for this development is RS-15 PUD and RM-8 PUD. This development will connect East Hill Street with Clemmons Road upon completion.

Phase 1A consists of 22.356 acres and is in the RS-15 zoned area of the PUD. This phase also includes approximately 8.654 acres of open space. Setbacks are identified as 22', 10' and 20' and lot coverage is shown as 42%. Residential design waivers were not part of the PMDP approval, and the proposed product shall adhere to all residential design requirements.

Addresses are provided. Landscape buffers are identified. The plat also dedicates approximately 11' (the width of dedication varies) of R-O-W along the Clemmons Road frontage. The phase is subject to a number of landscape buffers, including along Clemmons Road, per the PMDP and FMDP conditions. Most of these are identified on the plat except along Clemmons Road to screen detention areas and the homes.

Summary: Several comments remain unaddressed and are conditions of approval below.

Recommendation: Staff recommends approval of the Final Plat for Lynwood Station, Phase 1A, subject to the following conditions:

Planning & Zoning:

1. All Preliminary Master Development Plan (ordinance 2019-11) shall be adhered to.

2. The residential product shall adhere to section 5.104.1 of the Mt. Juliet Zoning Ordinance.
3. Add a note stating when the developer passes the responsibility for the common areas to the HOA, the developer shall also convey such common areas to the HOA.
4. Provide landscaping along Clemmons Road as well as East Hill Street to screen detention ponds from the ROW and homes per PMDP conditions of approval.
5. Identify the Type of landscape buffers shown.

Engineering:

1. All punch list items from Public Works must be completed prior to Public Works signing of the plat.
2. Provide ROW dedication along Clemmons Road that is 37.5' from the centerline of road.
3. The multi-use path along Clemmons Road needs to be shown on the plat, match what was approved in the plan set for the Clemmons Road Improvements and extend to the property line of Ethan Page Park. The path needs to be contained within either ROW or a public access easement.
4. Note 4 states that the subsurface and environmental conditions were not examined at the time of the survey. Are there any karst or environmental features submitted?
5. The "Certificate of Approval for Sewer Systems" plat certificate does not meet code. Refer to Article V of the subdivision regulations for correct plat certificate.
6. The "Certificate of Approval or Surety for Completion of Roads" plat certificate. Refer to Article V of the subdivision regulations for correct plat certificate (Certificate of Approval of Public Ways for Bond Posting).
7. Staff suggests applicant review all plat certificates to ensure they comply with land development code.
8. Note #13 is incomplete. Note shall be completed prior to the signing of the final plat.

WWUD:

1. An on-site visit has not been made to verify the location of the water lines and related appurtenances.
2. Hopefully the water lines are not shown in the correct location.