



MEMORANDUM

Date: December 19, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Lakewood Estates
(Formerly known as Henninger Property)
Preliminary Plat
Map - 097
Parcel(s) – 67.00

Request: Dean Design Group on behalf of their client Craig Henniger, H&H assets, requests preliminary plat approval for the Lakewood Estates subdivision, (formerly known as the Henninger property). This property consists of 22 lots and is within Wilson County jurisdiction.

Analysis: The development site is located at 1006 Guill Road and is included within the City's Urban Growth boundary. The property is zoned Wilson County R-3. Existing structures, including several residential trailers, are to be demolished for this subdivision. Subdivisions in the City's UGB, are required to be in full compliance with the City's Subdivision regulations.

Preliminary Plat: This preliminary plat includes the entire subdivision, all 22 lots, over 12.78 acres. Approximately 44,499.80 square feet, or 8% is shown as open space. The average, just under one half acre at, 19,155 square feet. Soils area are identified as the subdivision will not be served by City Sewer. Sidewalks are proposed along both sides of the cul-de-sac and along Guill Road frontage. The applicant has provided a letter from Wilson County Planning, noting their offer of approval of the subdivision regarding compliance with their zoning regulations.

Subdivision Regulations: The City's subdivision regulations require that lots will include no less than 50' of road frontage and 35' for cul-de-sacs and sidewalk is required along internal streets and along the Guill Road Frontage.

4-101.11 Lot Area Requirements for Subdivision's Within Mt. Juliet's Urban Growth Boundary

Applicability: Any project submitted to the Mt. Juliet Regional Planning Commission (RPC) for Preliminary Plat or Final Plat of a Major Subdivision (outside of a PUD) including any subdivision application for a parcel located outside the City of Mt. Juliet's corporate limits but within Mt. Juliet's Urban Growth Boundary shall be subject to the following requirements:

(New subsection) 4-102.11, Lot Area Requirements for Subdivisions Within Mt. Juliet's Urban Growth Boundary:

- a. No subdivision of a parcel may result in any new lot/parcel having a total area of less than 40,000 sq.ft.
- b. No subdivision of a parcel is permitted if the applicant will not receive sewer service from the City of Mt. Juliet.- **Sewer service not available at this location. Annexation was denied by the BOC.**
- c. Subsection (a) does not apply if:
 - a. The applicant for subdivision requested annexation by the City of Mt. Juliet and the annexation was denied; and **Annexation request failed at the 11/13/23 BOC meeting for lack of a motion to hear the project.**
 - b. The applicant is requesting a subdivision of land that is substantially similar to that for which annexation was denied. -
- d. Subsection (b) does not apply if:
 - a. The applicant for subdivision requested sewer service from the City of Mt. Juliet, and the City of Mt. Juliet, in writing, determined that providing sewer service to the area in question is not in the City of Mt. Juliet's best interest. **Out of City sewer request was denied.**

SECTION 3 – Amend 4-103, Streets and Pedestrian Ways, as follows, by amending 4-103.101, 4-103.103, and 4-103.105, and adding 4-103.107:

4-103.101. Sidewalks along new streets. Sidewalks shall be required along all streets

4-103.103. Location of sidewalks. Sidewalks shall be required along both sides of all streets. Sidewalks shall be included within the dedicated nontraffic way portion of the right-of-way of all public ways. Concrete curbs are required for all public ways where sidewalks are to be constructed. A median strip of grassed or landscaped area at least six (6) feet wide shall separate all sidewalks from adjacent curbs. No sidewalk shall be constructed closer than six (6) inches from any lot line. Sidewalk construction details shall be shown in appendix B of these regulations.

4-103.105. Alternative pedestrian ways. Within PUD districts, the Planning Commission may recommend approval for pedestrian walkways at locations other than along the rights-of-way of streets provided that those locations provide an equal alternate pedestrian route. Within these developments, a system of pedestrian walkways may be located within commonly held open space and contained within access easements.

4-103.107. ADA Compliance. Proposed developments or re-developments along streets that contain existing sidewalks shall reconstruct the sidewalk and/or curb ramps to meet current ADA standards if it is determined that the sidewalk or curb ramp is non-compliant per the City's ADA transition plan or by the City's ADA coordinator. The sidewalk shall also be replaced to meet the width standards for that particular roadway classification even if it currently meets ADA compliance.

The plans note a sidewalk along both sides of the street and along Guill Road.

Summary: A letter from Wilson Co. Planning is included in this resubmittal and indicates their satisfaction with the subdivision as proposed in relation to their zoning regulations. The applicant has requested out of City sewer service which has been officially denied by Public Works as was an annexation request by the Board of Commissioners.

Recommendation: Staff recommends approval of the Preliminary Plat for the Lakewood Estates Subdivision (formerly Henninger Property) on Guill Road in Wilson County, subject to the conditions below:

Planning and Zoning:

1. Full compliance with City Subdivision Regulations and Wilson County Zoning is required.

Public Works:

1. All sidewalks must be outside the right-of-way per Wilson County Road Commission standard. Any sidewalk shall be the responsibility of the HOA or property owner.
2. Adjust typical section so sidewalk is outside of the ROW.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. WWUD has no comments. This project is not in WWUD's Service Area.