



Item 11.A.B.&C.

Staff Report

June 18, 2026 – Regional Planning Commission

Project Name:

Aveline

Address:

10495 Central Pike

Legal Description:

Map(s) – 099

Parcel(s) – 014.00

District:

4 – Jennifer Milele

Applicant:

Joe Haddix,
Heritage Civil

Property Owner:

Susan Ladd-Smith Humphreys

Request:

AX, PMDP-PUD, Rezone

Current Zoning:

Wilson County R-1

Requested Zoning:

RS-20

Attachments:

PMDP

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks Annexation, Plan of Services, Rezone and Preliminary Master Development approval for the proposed Aveline subdivision located at 10495 Central Pike.

Description/History: This plan proposes annexing into the city limits approximately 175.52 acres and a rezone to RS-20. The project would include 340 single family lots, with open space and a variety of amenities.

Zoning: The property currently sits within Wilson County with R-1 zoning and the request is to rezone to RS-20 PUD, with a proposed density of 1.94 units per acre (2.2 upa max.). If the annexation and rezone are approved, the proposed use will be permitted by right, and all applicable code regulations are applied in accordance with the base zoning district.

Code References:

Subdivision Regulations

Article IV. Requirements for improvements, reservations and designs.

4-102 – Lot requirements: The plan is proposed to be compliant with most of the lot requirements; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the regulations, which is shown under the waiver/variances section.

4.103 – Streets and Pedestrian Ways: The plan is proposed to be compliant with a majority of the street and pedestrian ways; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the regulations, which are shown under the waivers/variances section.

4-104 – Functional Design Criteria: The plan is proposed to be compliant with most of the functional design criteria; however, any deficiencies are noted in the conditions of approval. The applicant has requested a waiver from the criteria, which is shown under the waivers/variances section.

Zoning Regulations

Article IV. Establishment of Districts: Provisions for official zoning map

4.105 Zoning of Annexed territory – The plan is compliant with the regulations of annexed territory and zoning.



Article V. – Residential District Regulations

5.103 Bulk Regulations: The plan is proposed to be compliant with most of the bulk regulations; however, any deficiencies are noted in the conditions of approval. The applicant has requested some waivers from the regulations which are shown under the waivers/variances section.

5.104.4 Supplemental Design Provisions: The plan is proposed to be compliant with most of the supplemental design provisions; however, any deficiencies are noted in the conditions of approval. The applicant has requested some waivers from the supplemental design provisions, which are shown under the waivers/variances section.

Article VIII. Overlay Districts: The plan is compliant with the overlay district requirements, and all common open space details, including improved recreational space, shall be included within the Final Master Development Plan.

Article IX. Parking: The plan is compliant with all vehicular parking requirements.

Article X. Landscaping: The applicant submitted a preliminary landscape plan to request a waiver, which is shown in the waiver/variance section. The complete landscape plan is required at the time of preliminary plat/final master development plan for a complete review.

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

1. **4-102 (subdivision regulations) Lot requirements** - Request to allow up to 4.80 acres of disturbance of slopes exceeding 20%. PW TO DETERMINE
2. **4.104 (subdivision regulations) Functional Design Criteria** - Request to allow an access lane to be stubbed at the property line. PW TO DETERMINE
3. **5.104 Supplemental Design Provisions** - Request to deviate from the material standards to allow:
 - a. To allow material percentages as shown. P&Z DOES NOT SUPPORT. DEFINE THE REQUEST
 - b. 50% of all homes to contain a minimum of 75% brick or stone. P&Z DOES NOT SUPPORT UNLESS THE OTHER 50% OF THE HOMES ARE 100% MASONRY
 - c. No two house plan or elevation plan shall be sited and built next to one another. P&Z SUPPORTS
 - d. No two house plan or elevation plan shall be sited and built across the street from one another. P&Z SUPPORTS
 - e. High visibility lots will not have a blank end facing the street by including optional architectural features. P&Z SUPPORTS
 - f. Vinyl shall be allowed in the soffit areas only. P7Z SUPPORTS
4. **5.104 Supplemental Design Provisions** - Request to omit two-foot masonry column requirement from residential garage doors to match residential elevations as shown. P&Z SUPPORTS
5. **5.104 Supplemental Design Provisions** - Request to deviate from the garage dimensional requirements to allow for an interior garage dimension of 400 square feet (440sf required). P&Z SUPPORTS
6. **5.103 Bulk Regulations** - Request to allow optional third car garage that is front facing along collector roads and access streets. Third car garage will be recessed from front building façade. P&Z SUPPORTS
7. **5.103 Bulk Regulations** – As follows:
 - a. Front setback 20' in lieu of 30' P&Z SUPPORTS
 - b. Front setback 15' in lieu of 30' for lots 211-219, 247-261, 269-283, 310-314 P&Z SUPPORTS
 - c. Side setback 7.5' in lieu of 20' P&Z SUPPORTS



- d. Lot width as narrow as 60' in lieu of the 100' required. P&Z SUPPORTS

Summary: The City's future land use identifies the subject property as medium density residential, and the rezone request to RS-20 is supported by the plan. The proposal adds 340 single family homes on Central Pike with a density of 1.94 units per acre. Should the property be annexed and rezoned and the PMDP approved, 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 annexation, plan of services, rezone and preliminary master development plan for Aveline subdivision, and to please 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 at FMDP and/or Preliminary Plat submittal.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Include the development timeline with the FMDP submittal.
7. Include the phasing plan with the FMDP submittal. *Remove slopes from phasing plan sheet C1.01 and reduce phase labels, as it is covering critical lot information.
8. Driveways shall be a minimum of 22' in length and 18' in width.
9. Identify driveway location and home orientation for all corner lots.
10. Identify which lots will have front facing vs. side entry garages.
11. Staff will provide additional corner and edge lots to be identified as critical lots on future submittals.
12. Identify and provide all amenity details at FMDP submittal.
13. Identify adjacent parcel zoning.
14. Signage poles and post shall be painted black, channel posts are not permitted.
15. Flammable landscape materials is not permitted within 3' of any public building.
16. Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information with the FMDP submittal.
17. Provide additional buffering between lots 47-52 and 183-188, along with the adjacent amenity/parking area
18. Fencing shall be decorative and low maintenance.
19. Signage shall be submitted under separate cover to the Planning Department. Note – a new sign ordinance is currently under legislative review. This shall include any proposed monument entryway.
20. Ensure light bleed from the amenity center and external activities do not negatively impact the residential lots nearby. Provide photometric plan at FMDP submittal.



21. 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.
22. Identify finalized mail kiosk location, (as approved by the MJ postmaster) by FMDP submittal.
23. If wet ponds are to be considered as “visual amenity” and to include aeration and lighting, provide additional items such as benches, trails, etc., to provide additional use for the homeowners.
24. Add annexation and rezone title to cover sheet.
25. 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 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. The proposed pump stations shall be public and built to City specifications.
7. If wet ponds are proposed, aeration shall be provided.
8. All TDEC stream buffer regulations apply and shall be incorporated into the construction plans.
9. 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.
10. Several streets are misclassified based on expected ADT and unit count. This shall be corrected by FMDP.
11. The following roadway variances are requested:
 - a. Allowing lots fronting a residential collector: **Staff supports only on Kilkenny Way, east of the central spine road.**
 - b. Allowing garages to front access streets: **Staff supports on a single side of the street only.**
 - c. Allowing a permanent dead-end within 150' of the property line: **Staff supports with the addition of dense vegetation such as shrubs to block headlights.**
 - d. Allowing an access lane to stub at the property line: **Staff supports with the condition that at least 1 collector be provided to the western property line.**
 - e. Request to allow up to 4.8 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. Temporary cul-de-sacs are required on any stub road over 150' or serving 4 or more units.
13. Left-turn and right-turn lanes shall be installed on Central Pike at the driveway. These lanes shall be approved by the City and TDOT prior to construction. These improvements shall be completed by the signing of the Phase 2 final plat.
14. The existing bridge on Beckwith Road, approximately 850' north of Central Pike, shall be expanded or replaced to accommodate two 11' travel lanes and bridge rail. All bridge work shall be coordinated with the Wilson County Road Commission. These improvements shall be completed by the signing of the Phase 2 final plat.
15. A left-turn lane shall be installed on Central Pike at Beckwith Road. This turn lane shall be approved by the City and TDOT prior to the issuance of the Land Disturbance Permit.



16. A 10' shared use path shall be installed along the Central Pike frontage, with approval from TDOT.

WWUD:

1. No comments provided. Reach out to WWUD directly (Brent Finley).

Wilson County Schools:

1. No Comments Received.

Conditions (by Department):

Fire Department:

Planning:



Public Works:

WWUD:

Wilson County Schools: