



MEMORANDUM

Date: November 16, 2023

To: Luke Winchester, Chairman
and Planning Commission

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

Re: SW Cook Rd.
LUA, AX, RZ, PMDP
Map - 097
Parcel(s) – 081.00, 081.02, 081.03

Request: Submitted by CSDG, on behalf of their client, the applicant requests Land Use Plan Amendment, Annexation, Plan of Services, Rezone and Preliminary Master Development Plan approval for a residential development on SW Cook Road.

Overview/History: The property is 110.5 acres on the west side of SW Cook Road, south of Central Pike. The property is in Wilson Co. but within the City's urban growth boundary. The current zoning is Wilson County R-1. Should the annexation request be approved, the area will be in District 3.

The applicant is seeking two base zoning districts with a PUD overlay: RM-8 (22.1 acres) and RS-20 (93.5 acres) to develop a 242 lot (down from 383 lots on previous submittals) residential subdivision. The City's Land Use Plan identifies the area as Medium Density Residential; a Land Use Amendment is required for the RM-8 zoning. Density proposed for the RM-8 portion of the development is 7.3 (7.9 max.) units per acre, while the RS-20 portion proposes 1.2 (2.2 max.) units per acre. Overall density proposed for the entire development is 2.2 units per acre (previously 3.5 units/acre on earlier submittals). A summary of the request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
CSDG	Medium Density Residential	Medium Density & Multi-family	Wilson County R-1	RM-8 & RS-20-PUD

Future Land Use Plan: The City's Future Land Use Map identifies the property as Medium Density Residential. Medium density land use is primarily found around the property, except Mixed Use is located to the north. The Land Use Plan does not support multi-family at this location.

Zoning: The zoning is R-1 in Wilson County, surrounding zoning as well. The applicant is seeking RM-8 and RS-20 with a PUD overlay. The ability to grant RM-8 zoning is subject to approval of the land use amendment.

Urban Growth Boundary: The subject property is in the City's Urban Growth Boundary.

Plan of Services: A Plan of Services is included for review.

Findings: In reviewing the requested zoning actions, staff finds that the request DOES NOT agree with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

1. *IS NOT agreement with the general plan for the area, and*
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Preliminary Master Development Plan:

Overview: The property is 110.5 acres on the west side of SW Cook Road, south of Central Pike. There is a Columbia Gulf gas line easement, streams and steep slopes on the property. The development will be constructed over six phases, extending into 2029.

Bulk Standards: The RM-8 portion is to contain 124 (213 previously) townhomes and be located on 22.1 acres (7.3 units/acre (7.4 previously and 7.9 max.)). The RS-20 portion is located on 93.5 acres and has a density of 1.2 (2.1 previously and 2.2 max.) du/ac with 118 (170 previously) single family lots. The overall density of the entire project is 2.2 du/ac (3.5) with 242 (383) residential units. The estimated population is 605 (958) people.

Bulk standards are anticipated to be met excluding the items detailed in the waiver section below.

Pedestrian/Vehicle Connections: Two vehicular access points are both on SW Cook Road. A single road, Road D collector, is set up to extend westward pending development, the rest terminate in cul-de-sacs, some exceeding the number of units allowed. The sidewalk network is complete with sidewalk of appropriate width. Notes indicate the second access to the development will be open by the 31st certificate of occupancy.

Staff does not support street facing garages along the collector road D. Staff requests side entry garages for these lots. A 10' wide greenway walking trail is proposed throughout the development. Road improvements no longer include a roundabout but do include a realignment of SW Cook Road.

Parking: The development is significantly overparking beyond the minimum of 2 spaces per unit (484 required, 779 provided). However the applicant did include garage spaces in the calculations. Guest parking is provided for the townhomes. Two car garages are provided for the townhomes and single family homes. Notes indicate driveways shall be 22' long and driveways will be two cars wide for both single family and townhomes.

5-104.1 and 4-114 Development Standards for Multi-Family: All requirements shall be met should the property include rentals. Provide a 10% cap on the number of homes/townhomes that can be rented. Notes provided indicate townhomes will have garage 14'x20'.

5-104.4 Residential Design Regulations: General sample renderings are provided.

Notes provided indicate brick will be clay, baked and individually laid and stone will be individually laid. The plan includes notes which state that HVAC equipment will be screened, decorative lighting fixtures will be used, poles and posts will be decorative and painted black, fencing will be decorative, etc. Street lighting is proposed. Future connection signage will be used where appropriate. The mail kiosk will be covered and well lit. Notes provided indicate compliance with the request that the HOA maintain decorative lighting.

Landscaping: The site will require landscape buffers. Notes indicate they will be the responsibility of the HOA and located in open space. A full landscape plan will be required at Final Master Development Plan submittal.

Open Space/Amenities: Notes indicate the amenity center to be open by the 50th certificate of occupancy. The plan proposes 13.6 (12%) of open space. Amenities include, pickleball, soccer field, playground, frisby golf, clubhouse with pool, dog park, picnic, and grilling areas scattered throughout, and a 10' wide trail system between sections of the development and along the streams. Staff opines that

Waivers: The following waivers are requested:

1. 5-103A: Side setbacks from 20' to 10' for all lots. Minimum lot width at the building line from 100' to 50' and minimum lot area of 10,000sf in lieu of 20,000sf. **STAFF SUPPORTS**
2. 5-104.1: Request to omit perimeter fence for the townhome development. **STAFF SUPPORTS**
3. 4-104.4: To allow entry road curve radius to be less than specified. **PW DOES NOT SUPPORT. ALL ROADS SHALL MEET CITY DESIGN STANDARDS.**
4. 5-104.4: Request to deviate from the material standards for the residential areas: **STAFF SUPPORTS**
 - a. To allow 50% (86 sf homes/townhomes) to have 50% brick or stone, 86 to have 100% brick
 - b. No two house/townhome plan and elevation shall be sited and built next to one another.
 - c. No two house/townhome plan and elevation shall be sited and built across the street from one another.

- d. High visibility lots shall have 100% brick and or stone.
- e. High visibility lots will not have the blank end facing the street side by including architectural features such as optional window packages and/or fireplaces.
- 5. Not listed but required: 5-103A: Lot Coverage from 25% to 40%, **STAFF SUPPORTS 35%**
- 6. A variance to the cul-de-sac regulations is needed, however it was not requested by the applicant. **STAFF DOES NOT SUPPORT**

Summary: This PMDP includes significant revisions from what was initially submitted in 2022 and reviewed by the staff. Most notable is the overall density has reduced from 3.5 units/acre to 2.2 units/acre. The Land Use Plan does not support the Land Use Amendment to Multi-family. The waivers and variances listed above are subject to Planning Commission approval.

Recommendation: Should the Planning Commission make a positive recommendation to the Board of Commissioners for the Annexation, Plan of Service, Land Use Amendment, Rezone and Preliminary Master Development Plan for this development on SW Cook Road, please include the following conditions:

Planning and Zoning:

1. All requirements of the City's Subdivision Regulations and Zoning Ordinance shall be met, excepting any waivers approved by the Planning Commission.
2. Preserve as many existing trees as possible during development.
3. Provide CCRs for review.
4. Add a note to include a 10% rental cap on single family and townhomes.
5. Provide street light typical at Final Master Development Plan submittal.
6. Cul-de-sacs shall not exceed 700' or serve more than 14 dwellings.
7. Multi-Family design standards found in Zoning 5-104 (if for rent) and Sub-Regs 4-114 shall be met.
8. Buffers shall not be contained within lots.
9. Townhome buildings shall provide a minimum of 30' separation of buildings, unless they are sprinkled.
10. Front entry garages are required along road D.
11. Single family home driveways shall be 22' long.
12. Townhome garages shall include 14'x20' free and clear space per code requirements.
13. Single family garages shall include 20' width free and clear and 440 sqft in area.
14. The applicant has indicated that they will stay out of steep slopes.
15. If the applicant needs a variance to the cul-de-sac regulations, they need to do so. It is not staff's responsibility ask for variances on behalf of the developer.
16. Identify when the Amenity Center will be completed. Plans state both in Phase 1 or before the issuance of the 121st CO.
17. Relocate Mail Kiosk, out of the amenity center parking.
18. Dog parks shall have shade structures, pet cleanup and water stations, along with black decorative fencing.
19. 4-114, Multi-family regulations shall be adhered to, unless otherwise stated.

20. For the townhomes provide two car wide driveways a minimum of 22' long from the back of the sidewalk. Provide, individual garage doors separated by a brick column where two car garages are provided.
21. Provide accurate elevations. The ones shown on Sheet C4.01 model that of an alley load product. There are no alleys in this submittal.
22. Identify enhanced landscaping areas.

Engineering:

1. Roadways:

- a. According to TDOT's recently approved Central Pike planning report and Access Manual, pre-determined, full access points shall be planned for on Central Pike. To provide evenly spaced intersections between Providence Parkway and S. Mt. Juliet Road, full access points shall be approximately 1,260 feet apart. This is generally compliant with the Access Manual and fits within the existing roadway network.
- b. Prior to the 1st C.O., realign SW Cook Road to intersect with Central Pike approximately 2,520 feet from Providence Parkway (centerline to centerline) and 2,520 feet from S. Mt. Juliet Road (centerline to centerline). The realigned portion of the road between Road A and Central Pike shall be a 3-lane Minor Collector and be located to the east and outside of the floodplain.
- c. Road A shall be a 2-lane residential collector and shall intersect with SW Cook Road northeast from the current bend in the road.
- d. Road "D" shall be completed by the issuance of the 30th C.O. to meet fire code access requirements unless the units are sprinkled. This roadway shall tie into the improved section of SW Cook Road.
- e. Provide minor reconstruction and widening of SW Cook Road between the southernmost access point and Road A to provide 26' of paved width. This shall be completed by the issuance of the 30th C.O.
- f. If improvements to Central Pike do not happen prior to the SW Cook realignment, left and right turn lanes shall be constructed on Central Pike at the intersection.
- g. Provide a signal warrant analysis at SW Cook and Central Pike at the 50th and 90th percentiles of the build-out. Install a traffic signal as warranted.
- h. For the offsite improvements, the developer will do all due diligence to acquire the necessary easements or right-of-way. If unsuccessful after 120 days of due diligence, the City of Mt. Juliet agrees to proceed with the public acquisition process in order to facilitate the attainment of said easements or right-of-way including, if necessary, the imminent domain process as the improvement in question is necessary to the health, safety, and welfare of the general public. The easements or right-of-way will be based on an appraisal and a review appraisal by state licensed appraisers and such appraisal will be shared with the City of Mt. Juliet. All expenses including easements, acquisition services, appraisals, etc. will be at the expense of the developer.
- i. Provide all necessary exhibits and legal descriptions to assist the City in requesting annexation of SW Cook Road from Road A to Central Pike.
- j. Provide a 10-foot multi-use path along the west side of SW Cook from Road A to Central Pike.

2. Provide greenway along the ENTIRE gas transmission lines within the PUD boundary. This will allow possible trail connectivity to the Providence Central Development in the future. Utilize boardwalks, as needed, in areas of steep slopes.
3. Include typical section for SW Cook Road.
4. Provide a greenway along the ENTIRE stream (north to south) within the PUD boundary. This will allow possible trail connectivity to Mt. Juliet Road in the Providence Marketplace area in the future.
5. Existing slopes equal to or greater than 20% shall not be within a proposed building envelope.
6. Staff does not support street facing garages along collector roads or access streets. Staff will support side entry garages for these lots.
7. The applicant shall request a variance that staff will support regarding the number of homes on a cul-de-sac (pertaining to Road E).
8. All proposed roads shall meet City of Mt. Juliet design standards.
9. All sidewalks, trails, curb ramps, and crosswalks shall meet ADA compliance.
10. Show 100-year and 500-year floodplain boundaries on plan. No lots shall be within either boundary.
11. There will be discussions at FMDP and construction plan stage regarding the potential need for speed control measures in specific locations.
12. No onsite grinder systems or step systems are allowed for this development.
13. Public sewer main shall not be in an alleyway (if applicable).
14. Roadways accessing the townhomes (Road B, Road F, and a majority of Road H) shall be private and maintained by the HOA.
15. Staff supports variance request #3.
16. If wet ponds are used, aeration shall be provided.

Fire Marshall:

1. Fire Hydrants spaced every 500.'
2. No home to go vertical until fire hydrants are in place and live. Also, roadway needs to be completed as well.
3. Townhomes are required to be sprinklered.

WWUD:

1. No comments. Not in WWUD's service area.