



MEMORANDUM

Date: May 15, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Reserve at Tate Lane
Mass Grading
Map - 073
Parcel(s) – 22.00, 22.07, 22.12, 22.13, 22.14, 22.15, 22.16

Request: Heritage Civil is seeking a mass grading plan approval for the Reserve at Tate Lane (formerly Lynnhaven) on Tate Lane in District 1.

History/Analysis: The subject property is on the east side of Tate Lane and was formerly known as Lynnhaven. It is zoned RS-20-PUD and was subject of a preliminary master development plan which has since expired. The preliminary master development plan, for reapproval, is also on this month's Planning Commission agenda. The grading plan is typically submitted as part of a preliminary plat/final master development plan, though the applicant desires to get approval for this now.

Recommendation: Staff recommends approval of the mass grading plan for the Reserve at Tate Lane (formerly Lynnhaven), subject to any conditions found below:

Planning and Zoning:

1. Preserve as many trees as possible. Provide a tree preservation plan if any of the existing vegetation is to be used for landscape code requirements.
2. The preliminary master development plan shall be approved by the Board of Commissioners before the permit to grade is issued.

Public Works:

1. 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.
2. Mass Grading – Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review..
3. Do not install EPSC measures in existing landscaping being preserved as a buffer.
4. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
5. If wet ponds are used, aeration shall be provided.

6. Stormwater: Rule 400-10-.04 need at construction plans, 100-year storm for detention.
7. Roadway variances and waiver requests:
 - a. Request to allow private roads (Sub Reg 4-103.3): SUPPORTED
 - b. Request to waiver the future transportation plan connection to Due West Drive: SUPPORTED
 - c. Ruest to exceed cul-de-sac length and unit count (Sub Reg 4-104.4): SUPPORTED conditionally that the street is classified as an access street.
 - d. Request to all roads to have a design speed of 25 mph (Sub Reg 4-104.4): SUPPORTED
8. The development shall maintain adequate intersection sight distance at all times at the project entrance. The amount of proposed cut at the entrance restricts sight distance. Updated sight distance profiles will be required at FMDP.
9. Improvements to Tates Ln are subject to review and approval by the Wilson County Road Commission. Provide staff with approved plans at construction plan review.
10. Sidewalk along the Tates Ln frontage shall be installed outside of the ROW and be the maintenance responsibility of the HOA.
11. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
12. Grinders or on-site step systems will not be allowed for this development.
13. All sewer mains (minus laterals) shall be public and within a 20'(minimum) easement.
14. Sewer availability has been requested.
15. Flare the on-street parking stalls.
16. Street grades shall be reviewed at construction drawings.

Wilson County Schools:

1. No comments provided

West Wilson Utility District:

1. If WWUD has a water line easement, how can one change that to a Landscape Buffer?
2. The WWUD easement will remain.
3. The proposed culverts are within 10' of the water line. They will have to move.
4. Water lines shown are not WWUD's design.
5. Mass Grading - On should coordinate with WWUD to verify the depth of the water line where the proposed road goes in. There appears to be a 2' to 3' cut over the water line.