



## MEMORANDUM

**Date:** November 16, 2023

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Lynwood Station Ph 1B  
Final Plat  
Map - 072  
Parcel(s) – 063.00 & 071.02

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**Request:** Submitted by Wilson and Associates on behalf of their client, the applicant seeks Final Plat approval for Lynwood Station, Phase 1B, consisting of 40 multi-family lots, three open spaces and associated 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 1B consists of six acres and is zoned RM-8 PUD. The request is for 40 townhome lots (total 178 townhome lots for the entire subdivision). This phase also includes approximately 2.1 acres of open space. Setbacks are identified as 20', 8' and 30'. 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 several landscape buffers, including along Clemmons Road, per the PMDP and FMDP conditions. The landscape plans for phase 1 have been reviewed and approved by the City's consultant. Staff requests additional landscaping along Clemmons Road to screen detention areas and the homes.

**Summary:** Outstanding issues are found in the conditions of approval and shall be addressed before recording the Final Plat.

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

### Planning & Zoning:

1. Identify the location of the driveways.
2. All Preliminary Master Development Plan conditions (ordinance 2019-11) shall be adhered to.
3. The residential product shall adhere to section 5.104.1 of the Mt. Juliet Zoning Ordinance and section 4-114 in the Subdivision Regulations.
4. Identify buffer areas along Clemmons Road per Preliminary and Final Master Development Plan requirements.
5. Driveways/garages shall not front collector per Ordinance 2019-01. Utilize alleys for driveways.
6. Landscaping shall be provided to screen the detention pond from the ROW.

### 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. The multi-use path shall be installed prior to the signing of the final plat.

### WWUD:

1. The water lines and fire hydrants shall be labeled as private past the meter.
2. Provide an easement around the meter and to Clemmons Road.
3. The location of the private fire hydrants shall not be verified by WWUD.
4. All private fire hydrants shall be painted white prior to WWUD signing the plat.