



MEMORANDUM

Date: February 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Nichols Vale Ph. 9 Sec. 1
Preliminary Plat
Map - 053
Parcel(s) – 88.00

Request: Dewey Engineering, on behalf of their client Capitol Homes, requests preliminary plat approval for phase 9, section 1 of the Nichols Vale PUD in District 1.

History: The Nichols Vale subdivision is located south of Lebanon Rd. and west of Sunset Drive. This phase is located at the terminus of Young Drive, just south of Montrose Drive. The subdivision is zoned RS-10 & RM-8 PUD, and a pmdp was originally approved via Ord. 2014-05. A final master development plan and preliminary plat (Ph. 5-11) was approved by the Planning Commission in January 2018. This submittal revises the previously approved phase 9 preliminary plat. This submittal includes a revised fimdp for phase 9, specifically, and is included on this month's agenda also.

Analysis: This preliminary plat is for one single family home lot located along Young Drive and the Lora Valley access easement existent in this location.

This section contains a total of 7.0 acres and has no connection to the main Nichols Vale subdivision via Montrose Drive. Young Drive terminates approximately where lot 1 begins and the 50' wide Lora Valley access easement extends north to lots 624, 626 and 0.68 acres of open space owned by the HOA, located along Montrose Drive.

The zoning of phase 9, section 1 is RS-10 PUD. The area of lot 1 is 2.87 acres and open space is called out at 4.11 acres. Mail is intended to be delivered to the home, not via the kiosk in another area of the PUD. The plat includes information pertaining to phase 10, this shall be removed.

Landscaping: A landscape plan is under review by the City's consultant and any comments shall be addressed before construction plans can be submitted to Public Works.

Summary: This preliminary plat is a revision to the originally approved phase 9. The phase and section include one residential lot. An amended final master development plan is also found on this month's agenda. The applicant attempted to have this area removed from the HOA due to its isolated location from the rest of the PUD. This attempt was not successful.

Recommendation: Staff recommends approval of the preliminary plat for phase 9, section 1 of the Nichols Vale subdivision, subject to the conditions below:

Planning and Zoning:

1. All conditions of ordinance 2014-05 shall be adhered to.
2. Provide sidewalk, per the requirements of the City's subdivision regulations along all street and access easement frontages.
3. Remove language referring to "lots". There is one lot proposed here.
4. Remove phase 10 information from this phase 9 preliminary plat.
5. Landscape plan comments are via separate cover and shall be addressed prior to submitting construction plans to Public Works.

Public Works:

1. Landscaping plans shall be approved prior to the approval of construction plans.
2. A letter of approval from West Wilson Utility District is required prior to the approval of construction plans.
3. For every grinder pump system proposed to serve a residential unit, the City shall receive a grinder pump system for future maintenance. These grinder pump systems shall be delivered to the City prior to the installation of the sewer infrastructure.
4. Provide multi-phase EPSC sheets when construction plans are submitted.
5. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
6. Preliminary Plat: For Note #6, add maintenance responsibility of PUDE's is by the HOA.
7. Attempt to improve readability of the plans. Suggest greying back existing infrastructure.
8. Preliminary Plat: Add note – All PUDEs outside of the ROW are not the maintenance responsibility of the City of Mt. Juliet.
9. The Phase 9.1 unit is isolated from the rest of the HOA. It is nearly 3 miles to get to the amenity center.
10. The existing shared driveway serving Phase 9.1 unit shall be widened to at least 18'. Access to the other lots on the driveway must be maintained at all times.
11. Faulkner Drive is recommended to be extended in the Future Transportation Plan. Right-of-way shall be dedicated along Faulkner Lane to provide at least 32.5' of right-of-way measured from the property line to the centerline of Faulkner Lane. This right-of-way dedication shall be reflected in the construction plans and be approved at the final plat.
12. The temporary turnaround in Phase 9.2 is to be a cul-de-sac with signs stating the road may be extended.
13. Streets stubbed to be extended by another subdivision may not be classified as an access street or access lane. A waiver to subdivision regulation 4-104.405 is required to extend Welty Lane using the existing cross section.
14. Maintenance agreements and responsibilities for the shared driveway between lots 10 and 11 shall be determined prior to the signing of final plat.
15. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

1. The water lines shown are not WWUD's design.