



## Staff Report

**June 18, 2026 – Regional Planning Commission**

**Project Name:**

Emerson Park

**Address:**

Chandler Rd.

**Legal Description:**

Map(s) – 076, Parcel(s) – 008.00

**District:**

2 – Vice Mayor Bill Trivett

**Applicant:**

Michael Dewey, Dewey Engineering

**Property Owner:**

Crotzer Revocable Trust

**Request:**

Annexation, PMDP, RZ, POS

**Current Zoning:**

Wilson County R-1

**Requested Zoning:**

RS-20, PUD

**Current Land Use Designation:**

Medium Density Residential

**Future Land Use Designation:**

No change requested

**Attachments:**

PMDP

**Staff:**

Jon Baughman, City Planner  
Jill Johnson, Planner I

**Request:** The applicant seeks Annexation, Plan of Services, Rezone and Preliminary Master Development Plan approval for the proposed Emerson Park subdivision located on Chandler Road.

**Description/History:** This plan proposes annexing in to the city limits approximately 14.5 acres and a rezone to RS-20 PUD. The project would include 29 single-family homes, with open space to include a concrete walking trail. A preliminary project book is included for review.

**Zoning:** The property is in Wilson County with R-1 zoning, and the request is to rezone to RS-20 PUD, with a proposed density of 2.0 upa. Maximum density permitted in RS-20 is 2.2 upa. 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.**

**4.103 – 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**

**4.1 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 a majority 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. ***5.104 Supplemental Design Provisions*** - The applicant has requested a waiver for the building façade materials to be 70% brick or stone and 30% fiber cement board. **P&Z SUPPORTS**
2. ***5.103 Bulk Regulations*** - The applicant has requested a waiver for the side setbacks to be 7.5' in lieu of the required 20'. **P&Z SUPPORTS**
3. ***5.103 Bulk Regulations*** – Lot width as shown as 65' in lieu of 100' at front setback. **P&Z SUPPORTS**
4. ***4.104 (Subdivision regulations) Functional Design criteria*** - The applicant has requested a waiver for the cul-de-sac length to be greater than 700'. **PW TO ADDRESS**
5. ***4.103 (Subdivision regulations) Street and Pedestrian ways*** – The applicant has requested a waiver for the internal street (Moonlight Trail) to be private. **PW TO ADDRESS**

**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 29 single family homes on Chandler Road with a density of 2.0 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 Emerson Park, please include the following conditions:

**Conditions (by Department):**

**Fire Department:**

1. No Comments Received.

**Planning & Zoning:**

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. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. Vinyl and metal are prohibited as a façade materials.
6. A monument style entry with enhanced landscaping shall be required.
7. Streetlights shall be maintained by the HOA.
8. Preserve as many trees as possible. Should the existing vegetation/tree survey be utilized for required landscaping, please include this information with the FMDDP submittal.
9. Ensure light bleed from any amenities do not negatively impact the residential lots nearby. Provide a photometric plan with the FMDDP submittal.
10. Include, "Shall be maintained by the HOA" to note #19, about the landscape buffers.
11. Provide a lighted fountain and landscaping around the perimeter of the wet pond.
12. The pumps station shall include decorative screening fencing and/or landscape screening.
13. Remove "improved open space" labels from the islands in the street and at the southwest corner, those areas do not constitute improved open space.

**Public Works:**

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. Sewer availability is for 28 lots, not 29 lots. Staff will revise availability request.
4. Grinders or on-site step systems will not be allowed with development.
5. Pump station shall be public and meet City specifications.
6. Sewer main shall be public (minus laterals) and within a 20' utility easement.
7. If wet ponds are utilized, then aeration is required.
8. EPSC measures shall not be installed within existing, preserved landscaping buffers.
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. The MTA has been waived based on the expected traffic volumes and a safety review of the area.
11. A southbound left-turn lane shall be installed on Chandler Road into the site. A return taper matching the northbound left-turn lane shall be included.
12. The development requests to waive the Future Transportation Plan and create a permanent cul-de-sac on the site. Staff supports the request as long as all streets are private.
13. The centerline of the street shall align opposite Normandy Drive.
14. A variance is requested to exceed the maximum allowable cul-de-sac length: Staff supports
15. A variance is requested for houses to front a collector (Chandler Drive): Staff supports with the following conditions:
  - i. A maximum of 4 houses may front Chandler Road. These units shall share a maximum of 2 driveways.
16. A 6' sidewalk shall be installed along the Chandler Road frontage. Curb ramps shall be provided across the development's access drive.
17. Curb and gutter shall be installed along the Chandler Road frontage.
18. The call-box for the gate shall be placed within the center median island.



**WWUD:**

1. Water lines shown are not WWUD's design.
2. Improvements along Chandler Road may result in water line relocation/improvements.

**Wilson County Schools:**

1. No Comments Received.