



MEMORANDUM

Date: January 18, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Sutton Property
Final Plat

Map - 054

Parcel(s) – 167, 168, 169, 170, 171

Request: Crawford and Cummings, on behalf of their client, requests Final Plat approval for four lots on N. Mt. Juliet Road and Old Mt. Juliet Road in District 1.

Analysis: This subdivision is located on the west side of N. Mt. Juliet Road around the remains of Old Mt. Juliet Road. There are existing improvements on these lots (two commercial buildings and one single family home) which do not meet all commercial and residential bulk regulations, all three existing structures violate required yards.

The total area included in this plat is 2.34 acres. The plat includes the reconfiguration of three existing commercial CTC zoned lots between OMJR and NMJR into two lots. West of OMJR, currently is two AR40 zoned lots, both of which are included in this plat as they currently exist. The reason for including the existing AR-40 lots with no changes, is to create two lots of record. These lots are currently subdivided via deed. The applicant, Ms. Sutton wishes to create more formal lots.

The parcels and improvements do not comply with bulk regulations for the respective zoning districts as the property currently exists. This plat does not rectify these non-compliances. The setback along OMJR is incorrectly displayed, this needs to be treated as front yard too. The subdivision can be summarized as below:

Lot 1 (parcel 168.00): AR40, 0.90ac (not compliant w/ 40,000sf min for AR40. (Existing lot via deed.)

Lot 2 (parcel 169.00): AR40, 0.50ac (not compliant w/ 40,000sf min for AR40, existing house and accessory structure is not compliant w/ setbacks for AR40, (not compliant w/ 40,000sf min for AR40. Existing lot via deed.)

Lot 3 (parcel 167.00): CTC, 0.33ac (existing structure does not meet required setbacks from OMJR and NMJR). Part of existing parcel 170.00 to be added to this parcel.

Lot 4 (parcel 171.00): CTC, 0.61ac (existing structures does not meet front setback). Part of existing parcel 170.00 to be added to this parcel.

Summary: The existing layout does not meet all of the bulk requirements required by the zoning ordinance. The changes to the lots via this plat do not correct all the deficiencies but it does not increase nonconformity. Due to the existing buildings, complete conformity will be a challenge to meet.

Recommendation: Staff recommends approval of the Final Plat for the Sutton Property on N. Mt. Juliet Road, subject

Planning and Zoning:

1. The setback along Old Mt. Juliet Road shall be treated as a front for the commercial lots.
2. Any new buildings erected on this site shall comply with current regulations.
3. This plat shall not create additional nonconformities.

Engineering:

1. No Comments

WWUD:

1. An on-site visit has not been made to verify the location of the water lines and related appurtenances.