



MEMORANDUM

Date: May 16, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Everett Downs Mixed Use
Preliminary Master Development Plan PUD
Map – 072P, Group A
Parcel(s) – 014.00

Request: Submitted by CSDG on behalf of the developer Robinson Developments, the applicant seeks preliminary master development plan approval for a mixed-use development located on North Mt. Juliet Road in District 3.

Overview: The subject property consists of approximately 11.67 acres on the east side of NMJR, south of Division Street. The property is within the City limits. The development site consists of a single parcel that will eventually be subdivided for the uses proposed. The zoning requested for the entire site is CTC PUD. A land use amendment is not required. A summary is below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
CSDG/Everette Downs	Town Center	N/A	CTC	CTC-PUD

Future Land Use Plan: The City's Future Land Use Map identifies the property as Town Center. Adjacent land use classifications include town center and neighborhood commercial. A land use plan is not required.

Zoning: The zoning is CTC. The applicant is requesting a PUD overlay, no change to the base zoning is proposed.

Findings: In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

1. *is agreement with the general plan for the area, and*
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*

5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Preliminary Master Development Plan:

Overview: The subject site is located on the east side of NMJR and is presently undeveloped. The proposal includes four lots, three are proposed for commercial (retail & restaurant) uses with a total of four commercial buildings. The fourth lot includes 3 multi-family buildings with a total of 117 one-bedroom units. Proposed commercial uses include restaurants on lots 1 and 2 and retail and restaurant uses on lot 3.

69.9% of the development site (8.16 acres) is slated for commercial development and 30.1% (3.51 acres) is slated for residential development. The development timeline proposes a Q2 2024 groundbreaking and completion date of Q2 2027. The phasing plan breaks the development into two phases, commercial phase 1 and residential phase 2.

5-103 & 6-103 Bulk Standards: The total number of residential units is 117 and the overall residential density is 10 units per acre. The size of the three multi-family buildings is not provided. The four commercial buildings are sized between 5,000sf and 23,255sf. Only one bulk standard waiver is sought; 80% impervious surface maximum in lieu of the 70% required. Other details pertaining to the bulk regulations will be revealed at fmdp/site plan submittal where full compliance, excepting any waivers granted, will be required.

Pedestrian/Vehicle Connections: Vehicular connections are provided via a signalized, full movement access on NMJR, approximately central to the development, and a connection to Physicians Plaza north of the site which has two access points to NMJR and two access points to Division Street. Pedestrian connections are shown completely on this pmdp and further refinement will occur at site plan review. Staff requests sidewalk connections to NMJR if feasible.

9-103 Parking: Parking has been calculated based roughly on the highest expected uses. For commercial uses, the parking calculations net a code compliant excess. The formula used for determining parking for the multi-family spaces is incorrect and shall be 2 spaces per unit per the requirements of 5-104. Bicycle parking is provided per code requirements with a rack at each residential building also. Wheel stops are not proposed and sidewalk is widened to accommodate vehicle overhang. Further parking review and refinement will occur upon subsequent site plan submittals.

5-104.1 and 4-114 Development Standards for Multi-Family Development: Approximately 11% of the site is devoted to improved open space (16,822sf). Improvements include a 2,182sf clubhouse, pickleball courts, grilling areas with grills set in a masonry base, pet park and greenway trails. Staff requests that “concrete walkways” be removed from the list of improved opens space items. At least 10% improved open space shall be maintained.

Several waivers, listed below, are sought from the requirements of this section of code. All applicable regulations which do not receive a waiver will apply at final master development

plan/site plan submittal, including those found in zoning regulations section 5-104 and subdivision regulations section 4-114.

6-104 Mixed Use Regulations: Commercial uses total 51,255sf in four buildings on 8.16 acres of the PUD. This amounts to 70% of this mixed use PUD being utilized for commercial activity, exceeding the minimum required for CTC mixed use sites (10%).

6-103.7 Commercial Design Regulations and 5-104.1 Multifamily Design Regulations: As this is a Preliminary Master Development Plan, elevations will be reviewed at Site Plan submittal. This pm dp includes rendering of the proposed structures. Waivers from commercial and residential design guidelines are requested with this PMDP and detailed below. Excepting any waivers granted, all requirements of these sections shall be met. Notes provided indicate that the balconies on the multi-family buildings will be metal or concrete and not wood. Building elevations facing NMJR shall be treated as front facades.

Landscaping: The site will require landscape buffers. Notes provided indicate they will be in open space and be the responsibility of the HOA. Notes are provided which indicate as many trees as possible will be saved. A full landscape plan will be required at final master development plan and site plan submittal and reviewed for code compliance then.

Other: All wet detention ponds shall include lighted fountains. The mail kiosk is covered and notes provided indicate it will be lit. Retaining walls shall be faced with decorative materials, notes and details are provided. Notes and details indicate fencing will be low maintenance and decorative. Site lighting will be reviewed at site plan submittal. Staff requested cart corrals and the typical provided indicates a metal variety painted black, preferred is concrete curbing.

Variances/Waivers: The following waivers are requested:

1. 6-103.7 65% masonry, 35% secondary materials on all facades. STAFF SUPPORTS
2. 5-104.1 Parapet screened rooftop HVAC units for the multi-family buildings. STAFF SUPPORTS
3. 5-104.1 Omit the multifamily perimeter fence. STAFF SUPPORTS
4. 5-104.1 65% masonry, 35% secondary materials on all facades. STAFF SUPPORTS
5. 5-104.1 Omit a tot lot. STAFF SUPPORTS
6. 5-104.1 Building separation of 20', buildings will be sprinkled. STAFF SUPPORTS
7. 5-104.1 2 parking spaces required for each multi-family unit, 1.5 spaces pre unit provided STAFF DOES NOT SUPPORT
8. 10-111 Omit landscape buffer between residential and commercial areas of the PUD. STAFF DOES NOT SUPPORT
9. 6-102 Allow a minimum of 10,000sf for the grocery store use in lieu of 20,000sf. STAFF SUPPORTS
10. Article 11 Signage as shown on the PMDP plans. STAFF SUPPORTS PROVIDED MONUMENT SIGN A ON LOT 2 IS PUSHED TO THE FAR NORTHWESTERN CORNER TO ALLOW ADEQUATE LINE OF SIGHT DISTANCE DUE TO THE PYLON ON THE SAME LOT.
11. 10-111 Allow a 10' wide buffer around the PUD in lieu 20'. STAFF SUPPORTS

12. 5-103 & 6-103 Allow up to 80% impervious surfaces for the entire PUD. STAFF SUPPORTS

13. 6-103.7 Allow standing seam metal roofs on the structure on lot 3. STAFF SUPPORTS

Summary: This PUD adds 51,255sf of commercial uses (retail & restaurant) and 117 one-bedroom apartments to NMJR. The applicant is seeking several waivers, outlined above, which are subject to Planning Commission approval.

Recommendation: Staff recommends forwarding the preliminary master development plan for Everette Downs on N. Mt. Juliet Road to the Board of Commissioners with a positive recommendation, subject to the conditions of approval below.

Planning and Zoning:

1. Multi-family parking required at 2 spaces per residential unit.
2. Remove concrete walkways from the list of improved open spaces (10% min. improved opens space shall be maintained).
3. Provide the area of each residential building.
4. Orient the commercial buildings along NMJR with all the parking in the rear.
5. All requirements of the City's Subdivision regulations shall be adhered to, excepting any waivers approved by the Planning Commission.
6. The 5-104.1 and 4-114 Multifamily Regulations shall be adhered to, excepting any waivers approved by the Board of Commissioners.
7. All requirements of 6-107.3 shall be met, excepting any waivers approved by the Board of Commissioners.
8. HVAC and utility equipment shall be screened entirely from horizontal view via parapet walls for all buildings.
9. Wall mounted utility meters shall be screened with brick/stone screen walls or painted to match the building façade.
10. Decorative low maintenance fencing is required wherever fencing is to be used.
11. Brick shall be clay, baked and individually laid.
12. Stone shall be individually laid.
13. Vinyl shall and metal shall not be permitted as secondary materials.
14. Wet detention ponds shall include fountains.
15. Provide cart corrals via concrete curbing in lieu of metal racks.
16. Parking lot lighting shall be decorative, mounted to black poles.
17. Wall mounted exterior lighting fixtures shall be decorative.
18. Provide sidewalk connections to the buildings along NMJR from the sidewalk along NMJR.
19. Revise lot 3 data table to include retail under the proposed use.
20. All building facades which face NMJR shall be treated as front facades.
21. Signage to be reviewed and approved via a separate application to the Planning Department.

Engineering:

1. Replace and upgrade the sidewalk along NMJR (N. Mt Juliet Road) to 6' wide.

2. All sewer main (minus laterals) shall be public and within a 20' easement.
3. If wet ponds are constructed, provide aeration.
4. All sidewalks, trails, curb ramps, and crosswalks shall meet ADA compliance.
5. Provide a cross-access easement to the northern property line from the site access point. Cross-access easement shall be recorded prior to construction plan approval.
6. The current plan proposes a single access point onto NMJR. If additional access points are proposed, access management modifications to NMJR will be required.
7. Previous plans for this development required a traffic signal at the project access along NMJR. This is not shown in this set of plans. Traffic signal shall meet design guidelines of TDOT and the City. Access to NMJR is subject to approval by TDOT.
8. The traffic signal design shall include connection to the City's designed ITS system on NMJR. Coordinate with the City during traffic signal design for the fiber connection.
9. The intersection design of the single access point on NMJR shall include a northbound right turn deceleration lane. Intersection design shall reflect the findings and recommendations of the traffic impact study (TIS) for this location. TIS recommendations shall include the necessary laneage at this location (i.e. double left and right turn lanes for exiting traffic onto NMJR) by the FMDP. The sight distance analysis shall be included with the TIS.
10. ADA compliant ramps are required for all buildings.
11. Crosswalks should be at 90 degrees to minimize the crossing distance, not angled across the parking lot.
12. Extend pedestrian infrastructure to connect to the adjacent property to the north.
13. Provide pedestrian access to NMJR from multi-family buildings.
14. Review commercial building orientation along NMJR to face NMJR with vehicular access in the rear of the buildings.
15. Outparcel land uses are not yet fully defined. TIS shall represent the most conservative/highest possible tenant.
16. Provide turning movement analysis for City of Mt. Juliet Fire Apparatus and a WB-50 vehicle. Access appears to be challenging to navigate to the grocery store loading dock.
17. Internal pedestrian circulation to be evaluated at FMDP.
18. Staff supports request to disturb slopes exceeding 20% in a cut condition only. No fill shall be allowed within these slope conditions.
19. A traffic signal design plan will be required with the construction plans.
20. Provide taper length calculations for the right-turn deceleration lane on NMJR.
21. Specify on Sheet C2.00 if the main access driveway is a two-lane or three-lane section.
22. Shift the parking on the westerly edge of lot 3 to make the crosswalk perpendicular and the parking spaces aligned on both sides of the aisle.

WWUD:

1. Having discussions with the Engineer on how to best serve this development.
2. WWUD will serve.

West Wilson Utility District:

1. No Comments Received