



## MEMORANDUM

**Date:** August 21, 2025

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

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

**Re:** Broadstone McFarland Farms, Ph 1C  
FMDP/Site Plan  
Map – 077  
Parcel(s) – 022.00, 022.01, 022.00 & 023.00

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**Request:** Catalyst Design Group, on behalf of their client, Alliance Residential Company, is requesting final master development plan and site plan approval for Broadstone McFarland Farms, Ph. 1C, a commercial mixed-use PUD, located on Old Lebanon Dirt Rd., in District 3.

**History:** This PUD is located on the south side of OLDR, east of Cedar Drive. The property was annexed, and the land use plan was amended. The Preliminary Master Development Plan was approved in early 2023 (Ordinance 2023-14).

**Overview:** The property is 110.3 acres on the south side of Old Lebanon Dirt Road, east of N. Mt. Juliet Road and the Valley Center. The zoning is CTC PUD. The total number of residential units is 674. The overall residential density is 6.1 units per acre. The estimated population at buildout is 2,225 people. Minimum lot size approved for this development is 5,000 sq ft with an average of 7,568 sq ft. This submittal is for a phase the commercial mixed-use component of the PUD. Under the approved PMDP-PUD ordinance, the commercial portion of the development will include over 35,000 sf (+10%) of commercial space. This first phase as submitted, is two commercial mixed-use buildings of approximately 10.46 acres (455,580 sf), which will incorporate multi-family residential, office, retail and restaurant space.

**Final Master Development Plan:** The final master development plan is in substantial conformance with the previously approved preliminary master development plan. The overall site layout was established with the PMDP and while this FMDP includes changes, the changes do not void compliance with the PMDP. The criteria for substantial compliance is below:

8-203.5 Determination of substantial compliance. The final development plan shall be deemed in substantial compliance with the preliminary development plan provided modifications by the applicant do not involve changes which in aggregate:

1. Violate any provisions of this article;
2. Vary the lot area requirement as submitted in the preliminary plan by more than ten percent;
3. Involve a reduction of more than five percent of the area shown on the preliminary development plan as reserved for common open space;

4. Increase the floor area proposed in the preliminary development plan for nonresidential use by more than two percent; and
5. Increase the total ground area covered by buildings by more than two percent; 6. Involve any land use not specified on the approved preliminary development plan or the alternative list of uses for nonresidential sites.

In any instance wherein a final development plan, including minor changes authorized under the provision of subsection 8-203.10, Minor site modifications to an adopted final planned unit development plan, is found not to meet the test of substantial compliance as set forth herein such plan may only be approved upon adoption of appropriate amendments to the adopted plan.

The FMDP reflects many of the changes requested by staff, Planning Commission and the Board of Commissioners. Mass grading of the property is currently underway.

Site Plan: The site plan, as submitted, is for Phase 1C, will incorporate the two buildings within this phase. Buildings 100 and 200 are both multi-story and will include both the multi-family and commercial uses. Building #100 incorporates both residential, live/work space, club and the leasing office/mail room. The exterior areas of building #100 also host a 1,200 ft pool and 2,300 ft cabana. Building #200 is also a mixed use, with multi-family residential and commercial.

Bulk Standards: The total acreage of the proposed development for Phase 1C is 10.46 acres. The commercial component incorporates 18,000 square feet, which includes 4,800 sf of live/work space, 7,400 sf of retail/restaurant and 5,800 sf of office/co-work space. The multi-family is located within buildings #100 & #200, and is approximately 331,592 sf of living quarters. This area also includes residential amenities, at 7,680 sf, which combined is 1.44 acres of total lot area.

Vehicular Access: The property has frontage along both Cedar Drive and Old Lebanon Dirt Road. Access will be available via both Cedar Drive and Old Lebanon Dirt Road. There will also be additional access points throughout the remainder of this development of McFarland Farms. Decorative street lighting will be provided throughout the entirety of this development.

Streets/sidewalks: The internal sidewalk network is shown within this phase with connections throughout, and with direct pathways to both Cedar Lane and Old Lebanon Dirt Road.

Parking: Parking data indicates 526 spaces of residential, and 26 spaces for commercial as a combined total of 552 spaces required. The applicant is proposing 541 regular parking stalls, and 11 ADA accessible spaces, to meet the 552 minimum parking space requirement. Parking has been determined by the proposed use for each type incorporated within this phase.

6.103.7 Commercial Design Standards: All requirements of 6.103.7 shall be met excepting any variances/waivers as approved by the Board of Commissioners and indicated in the approved variance/waiver listing below. A variance was granted at PMDP to allow for multi-family residential and commercial building exterior facades to include a mix of 40% masonry and up to 60% secondary materials, to include cement lap siding, and board/batten. The proposed height was also approved at this time.

Bollards, poles and posts are painted to match the site palette. Decorative trash receptacles and wave style bike racks are provided throughout the development. The dumpster/trash compactors have been relocated to the rear locations of the lot to provide additional buffering from Cedar Lane.

5.104.1 Residential Design Standards: The multi family structures are included within this phase, and adhere to all requirements of 5.104.1 excepting any variances/waivers as previously approved by the Board of Commissioners and indicated in the approved variance/waiver listing below. A variance was granted at PMDP to allow for multi-family residential and commercial building exterior facades to include a mix of 40% masonry and up to 60% secondary materials, to include cement lap siding, and board/batten.

Landscaping: Landscape plans are under review and comments are coming via separate cover. All comments shall be addressed before construction plans can be submitted. Enhanced landscaping has been requested to be placed throughout the development due to waivers as approved by the Board of Commissioners and indicated in the approved waiver listing below.

Variance/Waivers: There were a number of substantial variances/waivers granted as part of the preliminary master development plan approval. The following is a list of all variances/waivers as granted by the Board of Commissioners, ordinance 2023-14. Some variances/waivers may include phases, and may not be submitted within this phase, however, they may be submitted at a later date with additional phases, and will also be included at that time:

1. The Board of Commissioners granted a variance for the parapet screened rooftop HVAC units for the multi-family buildings allowed.
2. The Board of Commissioners granted a variance to exempt the perimeter fencing between the townhomes and single family homes. (*Not included in this submittal*)
3. The Board of Commissioners granted a variance to allow for the 35' maximum height for multi-family residential building to be revised to 45' max inhabitable, and 55' maximum at the roofline.
4. The Board of Commissioners granted a variance for the minimum side setbacks for single family residential homes to be revised from 10' to 7.5'. (*Not included in this submittal*)
5. The Board of Commissioners granted a variance for the minimum front setback for multifamily residential building to be revised from 30' to 20'.
6. The Board of Commissioners granted a variance 5-104.1, allow for 40% masonry and 60% secondary materials on all multi-family and commercial facades. No vinyl will be used.
7. The Board of Commissioners granted a variance to all single family home exterior facades to be a mix of 70% brick/and 30% secondary materials. No vinyl will be used. (*Not included in this submittal*)
8. The Board of Commissioners granted a variance to allow a beer permit for on premises consumption within 500' of the church.
9. The Board of Commissioners granted a variance to allow the front setback for townhomes along Old Lebanon Dirt Road to be 15', other Townhome setbacks will be 10'. (*Not included in this submittal*)
10. The Board of Commissioners granted a variance to all Roads B and H to have front load garages. (*Not included in this submittal*)

**Summary:** The final master development plan/site plan is in substantial conformance with the preliminary master development plan (ordinance 2023-14). The five (5%) commercial requirement is to be obtained between Phase 1 and 2. As approved by the PMDP-PUD, there is 35,000 sf (+10%) commercial to be included, and 18,000 sf is being proposed in this phase. However, the proposal of the live/work spaces shown at 4,800 sf cannot be allowed to be counted towards the required commercial square footage. Under the builder's website, live/work spaces are designed for renters to work remotely, and do not provide any type of commercial services for customers to utilize. Therefore these units do not qualify under the commercial requirements, and the 4,800 sf cannot be counted towards the 5% commercial square footage requirements. Phase 2 (*future submittal*) shows approximately 24,000 sf of commercial, which once built out, should fulfill the PMDP-PUD requirements. The FMDP and the site plan reflect many of the changes requested from prior reviews by staff. Other items may be addressed via the conditions of approval below.

**Recommendation:** Staff recommends approval of the final master development plan and the site plan for Broadstone at McFarland Farms, Phase 1C, with inclusion of the conditions below:

**Planning and Zoning:**

1. All conditions of approval for the Preliminary Master Development Plan PUD, via ordinance 2023-14, shall be adhered to.
2. Revise and resubmit the 4,800 sf of live/work space to true commercial space to be utilized by the general public. The utilization of the residential space for remote work of the tenant cannot be counted towards the commercial requirements.
3. 5.104.1 and 4-114 multifamily regulations shall be adhered to, excepting any waivers/variance approved by the Planning Commission and/or Board of Commissioners.
4. 5.103A and 6.103A shall be adhered to, excepting any waivers/variances approved by the Planning Commission and/or Board of Commissioners.
5. All brick shall be clay, baked and individually laid.
6. All hardie plank/board and batten, must be fiber cement
7. Metal and vinyl shall not be permitted as a secondary façade materials.
8. All entrances and exits to the project must be well lit.
9. Wall mounted utility and meter equipment shall be painted to match the building façade upon which it is affixed to.
10. Ground mounted utility equipment shall be screened with brick/stone walls.
11. Poles for parking lot lighting fixtures shall be painted black or a complimentary muted color and located in yards or planting beds and not in parking areas or drive aisles.
12. Provide decorative trash can and bike rack at the front of the buildings.
13. All landscape plan review comments shall be addressed prior to the submission of construction documents.
14. Provide farm style fencing in the enhanced landscaping areas along Cedar Lane.
15. Signage shall be reviewed via a separate application to the Planning Department.
16. Reduce light bleed to zero at the property lines adjacent to residential areas. The light bleed from the amenity areas shall not have a detrimental effect on the attached residential areas.
17. All fencing shall be low maintenance, decorative type.
18. Combustible landscaping material is prohibited within 3' of any building.
19. Define the utilization and provide description of the office/co-workspace in the commercial building.

#### Engineering:

1. Previously approved PMDP/PUD conditions apply.
2. 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.
3. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
4. Do not install EPSC measures in existing landscaping being preserved as a buffer.
5. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
6. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
7. Minimum storm pipe outside of the ROW shall 15" and storm pipe in the ROW shall be 18". Exceptions are made for roof drainage collection system.
8. Stormwater: TN rule 400-10-.04 and 100-year 24-hour storm at construction plans.
9. Provide a pedestrian connection from commercial uses to the residential phases of McFarland Farms.
10. Reevaluate the location of ADA parking spaces to be as close to entrances as possible.
11. ADA parking spaces shall comply with the City standard requiring 9' wide perpendicular parking.

#### WWUD:

1. The water lines shown are not WWUD's design.
2. A meeting is recommended with WWUD to discuss services to the buildings.

#### Wilson County Schools:

1. No Comments Received.