



## MEMORANDUM

**Date:** December 19, 2024

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

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

**Re:** Yorkshire Estates  
Final Master Development Plan & Preliminary Plat  
Map - 049  
Parcel(s) – 71.01

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**Request:** CSDG, on behalf of their client, Modern Family, LLC., is seeking an final master development plan and preliminary plat approval for the Yorkshire Estates subdivision, located at 1000 York Road. This is in District 1, which is represented by Commissioner Art Giles.

**Overview:** The subject property consists of approximately 77.86 acres, at the north end of York Road. The zoning is RS-20, medium density single family residential and a preliminary master development plan was approved by the Board of Commissioners in 2024 via ordinance 2024-33. The proposed density is 1.03 units per acre and a total unit count at buildout is 81 lots.

### Final Master Development Plan:

**Overview:** The property is 77.86 acres on the northern most end of York Road and sits adjacent to the City's firing range. A tributary also runs across the northern and western ends of the property. The site is heavily wooded and is currently used as an agricultural site. The subdivision is proposed to be built in three phases and the development schedule ranges between Q2 2025 through Q1 2027.

**Bulk Standards:** The total number of residential units proposed is 81. The overall residential density is 1.03 units per acre. The estimated population at buildout is 200 people. The minimum lot size proposed for this development is 18,470 sq ft with an average of 28,065 sq. ft. Bulk waivers are detailed below in the waiver section.

**Open Space/Amenities:** 8.18 acres of improved open space are identified (10.51%). The scope of the open space improvements includes pavilions, playground, disc golf and walking trail. All detention ponds will be wet ponds with lighted fountains.

**Pedestrian/Vehicle Connections:** One access point, is proposed on York Road. There are no road stubs to adjacent properties, and this was approved specifically via the Board of Commissioners. The sidewalk network is shown throughout the development and fronting York Road, as well as a

10' wide multi-use walking trail. Pedestrian connectivity to the trail system from the sidewalk network is shown at several locations.

The applicant proposes improvements to York Road on the section that fronts the development on both the Eastern and Western portions of York Road. Other recommendations on infrastructure improvements are included in Public Works Comments as shown below.

Residential Design Regulations, 5-104.4: The single family homes will all have two car garages, and the driveways are all shown at a minimum of 22' in length with garages inset a minimum of 10' from the front porch for front facing garages. Waivers from the requirements of this section, which were granted by the Board of Commissioners, are detailed below.

Landscaping: The submittal lacks a landscape plan. Landscape plan review comments are via separate cover and shall be addressed prior to the submittal of construction drawings for review to Public Works.

Variances/Waivers: The following waivers were granted with pmdp approval:

1. 5-104.4, Elevation materials – 50% brick and/or stone with the remaining 50% being a mix of masonry and cement board siding.
2. 5.103a, Setbacks – Required at 30' front, 20' rear, 20' sides and 15' corner with the request for 25' front, and 10' sides.
3. 5.103a, Maximum lot coverage – Required at 25%, request is for 40%.
4. 4-103: Roadway speeds – All roads to be designed and posted at 25 mph.
5. 5-104.4: Access Streets and lots allowed to have front entry garages.
6. 5-104.4: Collector Road Lots allowed to have side entry garages.
7. 4-102.104: Request to Disturb slopes that are greater than 20% within lots in cut conditions only. No fill will be allowed in this condition. These lots will be noted as critical lots.

Preliminary Plat:

The preliminary plat lacks a landscape plan. Construction plans shall not be approved without an approved landscape plan.

**Summary:** This development will add 81 residential units (200 people) to York Road. Items remaining to be addressed are found in the conditions below.

**Recommendation:** Staff recommends approval of the final master development plan and preliminary plat for Yorkshire Estates subject to the conditions of approval below:

**Planning and Zoning:**

1. All requirements of 5-104, single family residential guidelines, shall be adhered excepting any waivers granted via ordinance 2024-33.
2. Low maintenance materials are required for the fencing, wood is not permitted.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.

5. All floodplain policies shall be adhered to.
6. Each amenity area shall be completed upon completion of its respective phase.
7. Provide farm style fencing along the Residential collector/York Road property line to enhance streetscape. Fencing shall be of a low maintenance material.
8. For all wet ponds, please include lighted fountains.
9. Provide how future homeowners will be notified of the firing range located to the immediate south of the property.
10. Correct the master building setbacks for lot 81.
11. Provide a landscape plan. Submittal of construction documents to Public Works is not possible until the landscape plans are approved.

Public Works:

1. Previously approved PUD/PMDP conditions apply.
2. Preliminary drainage report under review. A comprehensive review of the drainage report will take place at construction plan review.
3. All storm pipe in the ROW shall have a min. diameter of 18”.
4. Stormwater: Water Quality - TN Rule 400-10-.04 applies
5. Stormwater: Water Quality - 100-year flood detention required.
6. Landscaping plans shall be approved prior to the approval of construction plan review.
7. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
8. The development proposes directing its wastewater flow to the Paradise Dr. pump station. The developer shall be responsible for all improvements/upgrades to the existing Paradise Dr. pump station to serve this development.
9. Per the Land Development Code, existing steep slopes are not permitted within building envelopes.
10. Add note: All PUDEs outside of the ROW are not the maintenance responsibility of the City of Mt. Juliet.
11. 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.
12. The on-street parking shall be parallel spaces.
13. The crosswalks at the roundabout shall be immediately behind the splitter island.
14. The extent of sidewalk required on York Road is to be negotiated between the development and Public Works/Engineering. At a minimum, sidewalk shall be provided on all residential frontages and connect to the trails. Pedestrian crossings shall be provided where sidewalks end.
15. If the FMDP is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. The Water lines shown are not WWUD’s design.

Wilson County Schools:

1. No comments provided.