



MEMORANDUM

Date: April 16, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 115 Oakmont Drive
PMDP-PUD, Rezone
Map - 072
Parcel(s) –005.01

Request: Submitted by LI Smith and Associates on behalf of their client, owner Mina Kheil, the applicant requests a rezone and preliminary master development plan approval for a residential subdivision to be located at 115 Oakmont Drive, in District 3.

Overview: The subject property consists of approximately 10.32 acres, on the east side of North Mt. Juliet Road, and located just due south of the Oakhall/Timber Trail subdivision. The current zoning is RS-40. The requested zoning is RS-20 PUD, medium density single family residential. The proposal is for 15 single family residential lots, 2 open spaces and a proposed density of 1.56 upa. A summary is provided below.

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
115 Oakmont Drive	Medium Density Residential	N/A	RS-40	RS-20-PUD

Future Lane Use Plan: This property is located within the City limits. The City's future land use plan identifies this area as medium density residential. A land use amendment is not required.

Zoning: Current zoning is RS-40, low density residential. The request is for RS-20 PUD, medium density residential. The land use plan supports this request.

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

- 1. Is in 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 property is 10.32 acres on the east side of N. Mt. Juliet Road, just south of Oak Hall/Timber Trail subdivision. A minimum of 10 acres is required for establishment of a RS20 PUD. The site is mainly undeveloped land, except for a single-family residence located on the South west corner of the property which is included in this PUD. There is a cemetery and access easement located on the property, also. This plan was deferred by the Planning Commission in January 2026 to allow the applicant more time to address the cemetery and the lack of amenities as originally proposed.

5-103a Bulk Standards: The proposal is for 15 single family lots. Overall density is stated at 1.56 du/a, below the maximum permitted in RS-20 (2.2 u/a) and the average lot size is shown at 24,280.04 sf. Minimum lot size is 11,171.11. The setbacks are 30' f, 20' s, and 20' r.

Access: A cul-de-sac is being requested to be constructed to serve 29 total residential lots, (14 of which are already existing along Oakmont Drive. A waiver is being sought for the cul-de-sac due to the extended length. A second waiver is being proposed for a temporary stub street to allow for a temporary dead end of the access street at the property line. Driveway locations have not been specified.

5-104.4 Residential Design Guidelines: There are no waiver requests for the design guidelines, and no conceptual elevations have been provided as requested by staff. The applicant will have to adhere to the code, which includes 100% masonry, brick and/or stone. Full color elevations, with all elevation materials, shall be required at FMDP submittal. Decorative street lighting will be required throughout the subdivision per ordinance 2025-24.

Landscaping: The development area is subject to landscape buffers. Full landscape plan review will be required at FMDP submittal. Detention/retention ponds shall be screened with perimeter vegetation and landscape buffers shall be located in open space and maintained by the HOA.

Amenities: There are two open/green spaces being shown on the plan totaling 7.1% of the land area. 7% minimum is required. Proposed amenities include a playground and gazebo.

Other: A mail kiosk is provided with parking. It shall be covered and lit. A low maintenance, decorative fence will be required around the cemetery, and it shall be maintained by the HOA, if there is no active maintenance of these cemetery grounds. Staff requests that the access to the cemetery be located in open space and not on lots.

Waivers & Variances: The following are requested.

1. Permanent cul-de-sac street – to allow for a 2,370' cul-de-sac road to be constructed (1,614' is existing), to allow the cul-de-sac road to serve 28 total dwelling units, of which 14 single

family residences are already existing along Oakmont Drive. PUBLIC WORKS TO RECOMMEND

2. Temporary stub street – to allow for a temporary dead-end of the access street at the property line. PUBLIC WORKS TO RECOMMEND

Summary: This proposal is for a 15-lot single family infill RS-20 PUD at 115 Oakmont Drive. The rezone request is compliant with the City's land use plan recommendations, and the overall density is 1.56 units per acre, well below the maximum permitted of 2.2 units per acre. Average lot size is 24,280.04sf and the minimum lot size is 11,171.11sf, well above the minimum requirements. The requirements of the preliminary master development plan checklist have been met.

Recommendation: Staff recommends forwarding the rezone and preliminary master development plan for a single-family residential subdivision at 115 Oakmont Drive to the Board of Commissioners with a positive recommendation.

Planning and Zoning:

1. Brick shall be clay baked and individually laid.
2. Stone shall be a natural product and individually laid.
3. Landscape buffers shall be in open space, not on individual lots, and shall be maintained by the HOA in perpetuity.
4. The cemetery access easement shall be located in open space and maintained by the HOA. Remove this easement from the residential lots.
5. All detention/retention ponds shall be screened with vegetation. Wet ponds shall include lighted aeration.
6. Preserve as many trees as possible. Provide a tree survey for any vegetation to be used toward buffer requirements.
7. Provide covenants and restrictions to review, if applicable.
8. Provide decorative low maintenance fencing around the cemetery.
9. All fencing shall be low maintenance, decorative materials.
10. Poles and post shall be painted black. Channel posts are not permitted.
11. All requirements of 5-104.4 in the zoning ordinance shall be adhered to.
12. All requirements of 8-204.1 in the zoning ordinance shall be adhered to.
13. Should retaining walls be used, they shall be constructed of segmental block.
14. Identify all critical façade lots at final master development plan submittal.
15. A complete landscape plan will be required at final master development plan submittal.
16. Provide formalized elevations to include all materials and percentages at final master development plan submittal.

Engineering:

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. Request sewer availability prior to the second reading at the BOC. The site has two options for sewer routing/service. The routing shall be determined at FMDP submittal:

- a. Connecting to gravity sewer going north to the Oakhall development while obtaining applicable easements. **This is the preferred route for staff.**
 - b. If topography prohibits connecting to the gravity sewer, the other option would be connecting to force main on Oakmont Dr and utilizing localized grinder systems. If this option is used, the City shall be supplied with redundant grinder systems for each lot proposed for future maintenance.
 - c. In either option, the public sewer (minus laterals) shall be within a 20' utility easement.
4. The following variances are requested:
 - a. [Sub Reg 4.104.4] Variance for a cul-de-sac to exceed 700' (approximately 1530' existing, additional 756' proposed) **SUPPORTED**
 - b. [Sub Reg 4.104.4] Variance to a cul-de-sac to exceed 25 units (14 existing, additional 16 proposed) **SUPPORTED**
 - c. [Sub Reg 4.104.405 (a) (i)] Variance to allow a temporary dead-end of an access street at the property line **SUPPORTED**
 - d. [Sub Reg 4.104.405 (b) (i)] Variance to allow a permanent dead-end within 150' of the boundary of the property. **SUPPORTED**
5. All cul-de-sacs must comply with the requirements of the International Fire Code and the City's standard details.
6. A 6' grass strip shall be installed along the cul-de-sac.
7. Road profiles will be required at FMDP. All roads shall comply with the standards included in the subdivision regulations unless variances are approved with the PMDP.
8. Front loaded homes are not permitted on streets classified as access streets or higher. Side or rear loaded homes are required.
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. Portions of Lots 103-105 & 207-209 are located within FEMA's Special Flood Hazard Area, Zone A. The City's Floodplain Administrator requests that the building envelopes be revised to be outside this flood zone. If the building envelopes remain in the FEMA Special Flood Hazard Area, all FEMA requirements must be met before a Land Disturbance Permit can be applied for and a Floodplain permit is obtained.
11. Consider consolidating Lots 203 and 204 to create a more viable lot.
12. Provide aeration if wet ponds are utilized.

13. The driveway to the cemetery shall match the City detail for a residential driveway.
14. Appropriate tapers shall be provided between the existing and the new sections of Oakmont Drive. The tapering shall occur within the existing ROW on Oakmont Drive.
15. Add note that all PUDE's listed outside of the ROW are not the responsibility of the City of Mt. Juliet to maintain.

WWUD:

1. Water lines shown are not WWUD's design.

Wilson County Schools:

1. No comments