



MEMORANDUM

Date: October 17, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Rosemont
Preliminary Master Development Plan PUD, Annexation
Map - 049
Parcel(s) –15.07

Request: Submitted by CSDG, on behalf of their client Tult Investments, the applicant requests an Annexation, Rezone and Preliminary Master Development Plan approval for a 26-lot single family residential development proposed off Benders Ferry Road.

Description: The subject property is 19.64 acres on the east side of Benders Ferry Road, north of Mays Chapel/Liberty Chapel Roads. The property to be included in this PUD consists of one parcel and is located within the City’s urban growth boundary. Should this property be annexed, it will be part of District 1. A summary of the request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
CSDG	Medium Density Residential	Medium Density Residential	Wilson Co. A-1	RS-30 PUD

Future Land Use Plan: The City’s Future Land Use Map identifies the property as Medium Density Residential. Adjacent future land use classifications include Medium Density Residential and Low Density Residential. The requested land use corresponds with the future land use designation, so the applicant does not nor needs to request any change in the land use.

Zoning: Current zoning is Wilson Co. A-1. The applicant is seeking RS-30 zoning with a PUD overlay.

Annexation: The property is located within the City’s urban growth boundary. A Plan of Services is included.

Preliminary Master Development Plan:

General: This PUD is located on the east side of Benders Ferry, northeast of the Benders Ferry/Mays Chapel/Liberty Chapel intersection. The entrance to the subdivision is Southeast of Gay Winds Drive. The PUD is only showing as one phase currently. The total area of the PUD is

19.64 acres. Rugged topography and a 60' stream buffers encumber this site. This will allow for additional green/open space above the 10% requirement for this proposal. As noted in the Site Data Table, 5.04 acres or 25.66% of this project will be green/open space.

Bulk Standards: The PUD includes 26 single family lots. Overall density is 1.32 units/acre. Minimum lot area is 15,000sf and the average lot size is 21,000sf. Waivers requested from the requirements of the residential bulk standards:

Setbacks:

Front 30' requested, 35' required

Rear – No change from 20' required.

Sides – 10' requested, 20' required.

Minimum lot width: 75' requested, 100' required

Lot coverage: 40% requested, 18% maximum allowed.

Access: The entire subdivision will essentially be served via a single access to Benders Ferry Road, however, no additional connections are being provided should surrounding properties develop.

Offsite Road Improvements: 5' sidewalks are proposed to be installed along the Benders Ferry Road perimeter.

Sidewalks: A 5' wide sidewalk is proposed along the entire length of the internal road and also along the Benders Ferry frontage.

Amenities: Approximately 25% of the PUD is green/open space (5.04 ac). The applicant is proposing a pergola and sidewalks as their amenity package.

Article 10 Landscaping: Type "A" Landscape buffers are required on the site. Landscape plans shall be required and reviewed for compliance at Final Master Development Plan/Preliminary Plat submittal. A note shall indicate that landscape buffers will be located in open space and maintained by the HOA. A conceptual tree preservation exhibit shows tree retention primarily at the stream buffer areas. Perimeter trees shall be preserved to the fullest extent possible.

5-104 Residential Design Regulations: As described below, the applicant is requesting a design waiver for 50% brick/stone with the remainder to be secondary materials with a combination of Hardie plank, along with board and batten. No vinyl will be used in this project.

Other: The mail kiosk location has not been shown but has been noted to be located near the pergola. The location will be required at FMDP, and shall be covered and lit, and provide parking spaces for retrieval. Fencing shall be decorative metal, low maintenance, retaining walls shall be faced with brick, stone or be constructed of versa-lok or similar. The applicant noted that corner lots shall include critical façade treatment; however, lots are not identified on the plan. Notes indicate lighted fountains will be utilized in wet detention ponds. Decorative streetlighting at the entrance and throughout the PUD will be utilized and maintained by the HOA.

Waivers and Variances: The following waivers are requested as part of the PMDP:

1. Access street and collectors shall allow front-load garages with two decorative garage doors separated by a two-foot minimum brick or stone column. **STAFF SUPPORTS.**
2. Cul-de-sac to allow 26 lots in lieu of the 14 lot maximum. **STAFF SUPPORTS.**
3. Bulk Standards – **STAFF SUPPORTS.**
 Setbacks:
 Front 30' requested, 35' required
 Rear – No change from 20' required.
 Sides – 10' requested, 20' required.
 Minimum lot width: 75' requested, 100' required
 35' (at row of cul-de-sac lots)
 Lot coverage: 40% requested, 18% maximum allowed.
4. Single family homes exterior facades will be at least 50% brick/stone and the remainder of the secondary materials will be a combination of hardie plank, board and batten. No vinyl will be used. **STAFF SUPPORTS the secondary materials of Hardie Plank, and masonry board and batten.**
5. Request to disturb slopes that are more than 20% (in cut conditions only).

Summary: Access to the subdivision via only one public access point in combination with the variance to the cul-de-sac length will create a major variance request from the subdivision regulations access requirements. However, the minimal amount of homes (26 lots) creates a much less dense subdivision than recent submittals. The open space provided far exceeds the requirement, but the lack of amenities for this subdivision is disappointing, given the price point anticipated.

Recommendation: Should the Planning Commission make a positive recommendation to the Board of Commissioners for the Annexation, Rezone and Preliminary Master Development Plan for the Rosemont PUD off Benders Ferry Road staff requests the following conditions be included:

Planning and Zoning:

1. Waivers are subject to Planning Commission and Board of Commissioners approval.
2. All requirements, excepting any waivers granted, of 5-104.4 shall be adhered to.
3. Signage to be reviewed via separate application to the Planning Department.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Provide CCR's for review.
7. All garage doors shall be carriage style or the like, separated with bricked column.
8. Identify all critical façade lots on the FMDP.
9. Pending PMDP approval, more defined passive amenities may be required with the FMDP, such as walking trails around the green/open space area.
10. A type "A" landscape buffer will be required by code. All landscape buffers shall be located in common open space and not on the lots and maintained by the HOA if applicable.
11. Provide decorative street lighting at the entrance to the subdivision.
12. Include Planning Contact information on future submittals.

PW Comments:

1. Staff supports request to disturb slopes exceeding 20% in a cut condition only. No fill shall be allowed within these slope conditions.
2. Existing steep slopes (>20%) shall not be permitted within a building envelope, per the Land Development Code.
3. All sewer shall be public and contained within a 20' easement.
4. If wet ponds are used, aeration shall be provided.
5. The proposed road shall meet City of Mt. Juliet standards for an Access Street including 55' of right-of-way on any two way segment.
6. No onsite grinder systems or step systems will be allowed for this development.
7. PMDP shall be signed, stamped, and dated by the engineer of record.
8. Any improvements to Benders Ferry Road are subject to review and approval by the Wilson County Road Commission. The developer shall provide correspondence from the Wilson County Road Commission to the City that the plan was reviewed at the time of construction plan review.
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. Landscaping plans shall be approved prior to construction plans approval.
11. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
12. Staff requests this development be served by private roads. If the development prefers public streets, they shall connect to the adjacent Treymor subdivision and be two-way streets. Staff will coordinate alignment as the development progresses.
13. The sidewalk along Benders Ferry Road shall be located outside the public ROW and shall be maintained by the HOA.
14. A sight distance profile or measurement shall be provided as part of the transportation safety review. The profile provided is insufficient as it does not account for vertical curves.
15. Staff supports variance request #1 for front loading garages onto an access street on the one-way portions only.
16. Staff supports variance request #2 to exceed the allowable number of units on a cul-de-sac only if the pavement width meets or exceeds 20 feet including gutter.
17. The cul-de-sac as shown exceeds allowable length.
18. Provide turn arounds between the first and second median. If turn arounds cannot be provided, connect these medians.
19. If amenity space is provided within the median, sidewalks and ADA compliant pedestrian crossings will be required to access the space.
20. All sidewalks, crosswalks, curb ramps, and trails shall be ADA complaint.
21. All driveways shall conform to TDOT's Highway Systems Access Manual (HSAM) and City of Mt. Juliet standards.
22. Right-of-way shall be dedicated to match a minor collector. This right-of-way width shall be at least 37.5' from centerline to the edge of right-of-way.
23. The turnaround road must meet City standards for an access lane including sidewalks on both sides.
24. Utilize the revision block as plans are revised.

WWUD Comments:

WWUD and the Engineer are working to determine best way to service the project

Wilson County Schools:

1. No Comments Submitted