



MEMORANDUM

Date: September 19, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Godfrey Subdivision
Land Use Amendment, Preliminary Master
Development Plan PUD
Map - 50
Parcel(s) – 100

Request: Submitted by CSDG, on behalf of their client the property owner Joe Godfrey, the applicant requests rezone and preliminary master development plan approval for a 11-lot single family residential subdivision located in District 1 at 1030 Nonaville Road.

Description: The subject property is located east side of Nonaville Road and is within the City limits. The proposal includes a 11-lot residential subdivision and associated improvements on a cul-de-sac off the east side of Nonaville Road. The site is presently undeveloped and includes a blue line stream. Holy Temple Church is located on a parcel adjacent to the development site and a portion of this PUD is expected to be deeded over to the church for parking. A summary of the request is below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
Godfrey Subdivision	Low Density Residential	Medium Density	RS-40	RS-20 PUD

Future Land Use Plan: The City’s Future Land Use Map identifies this area as Low Density Residential. The request for Medium Density is not supported by the plan.

Zoning: Current zoning is RS-40. Requested zoning is RS-20 with a PUD overlay. Requested density is 1.09 units per acre (max density for RS-40 is 1.1 DUA). The RS-20 request is for lot size only, the overall density is displayed as below RS-40 maximums at 1.09. This is misleading because a parcel is intended to be conveyed to the church with a final plat, resulting in 1.5 DUA.

Findings: In reviewing the requested zoning actions, staff finds that the request does not agree with all of the following findings, as contained in the zoning ordinance. The proposed rezone:

1. *is NOT 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

5-103 Bulk Regulations: The development area is 10.05 acres, however 2.81 acres of this subdivision is to be conveyed to the church, effectively making the total development area 7.24 acres. The proposal is for 11 single family lots. Overall density is stated as 1.09 dua and the average lot size is greater than 15,000sf required by code. The density raises to 1.5 dua without the church property. The setbacks are proposed to be 30'f, 10's and 20' r in lieu of 30', 20' and 20'. Further, waivers for the lot width (75' in lieu of 100') and lot coverage (25% in lieu 35%) are requested.

Access: A cul-de-sac off Nonaville Road is proposed. Sidewalk is proposed for both the Nonaville Road frontage and along both sides of the new cul-de-sac. A waiver is sought for edge clearance for the church accesses. Driveway locations are specified.

5-104.4 Residential Design Guidelines/Elevations: Waivers from the commercial design standards are sought and outlined below. The pmdp includes renderings of homes showing hardi and masonry façade materials and side entry garages. Full color elevations will be required at fmdp submittal. Corner lots are identified as critical façade lots.

Landscaping: The development area is subject to landscape buffers and they are identified on the plans. Full landscape plan review will be undertaken at fmdp submittal.

Amenities: Improved open space constitutes approximately 1.25 acres or 10% of the site area. Amenities include a disc golf course and walking trail.

Other: A mail kiosk is proposed and a detail is provided. It is covered. Staff request that it be lit. A parking space is not provided on the basis that the subdivision is only 11 lots. Aluminum fencing is proposed around the detention pond.

Waivers & Variances: The following are requested:

1. 5-104.4: 50% full masonry and 50% masonry and fiber cement in lieu of 100% masonry for all structures – STAFF SUPPORTS
2. 5-104.4: Omit masonry column between garage doors – STAFF SUPPORTS
3. 9-106.3.3: Encroach into minimum edge requirements for the church driveway
4. 5-103: Setbacks: 30'f, 10's, 20'r in lieu of 30', 20' 20' – STAFF SUPPORTS
5. 5-103: Minimum lot width of 75' in lieu of 100' – STAFF SUPPORTS
6. 5-103: Maximum lot coverage of 35% in lieu of 25% - STAFF SUPPORTS
7. 4-102.104 Subregs: Disturb slopes greater than 20%

8. 4-102.104 Subregs: 0.75 acres of disturbance of slopes exceeding 20%

Summary: Staff does not support a land use amendment or rezone for the church. Staff also does not support including the future church lot in this subdivision as it will eventually not be a part of the subdivision. Actual PUD density is distorted do to the inclusion of this land.

Recommendation: Planning staff recommends forwarding the land use amendment, rezone and preliminary master development plan to the Board of Commissioners with a positive recommendation, subject to the conditions of approval below.

Planning and Zoning:

1. Remove the church property from the PUD and calculate density based on this area. Staff does not support including the church property in the PUD. Actual density without this area is 1.5 dua.
2. Staff does not support a land use amendment for the current or future church property.
3. Staff does not support a rezone for the current or future church property.

Engineering:

1. All sanitary sewers shall be (minus service laterals) public and contained within a 20' easement (minimum).
2. Landscaping plans shall be approved prior to construction plans approval.
3. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
4. No steep slopes are allowed in the building envelope.
5. Staff does not support variance #2. All roads shall be designed per code based on classification.
6. Staff supports variance request #3 under "Other Requested Variances".
7. Staff supports variance request #5 under "Other Requested Variances" in a cut condition only.
8. A variance is required for edge clearance under 15 feet.
9. If wet ponds are used, aeration shall be provided.
10. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
11. No onsite grinder systems or step systems are allowed for this development.
12. All sidewalks, trails, curb ramps, and crosswalks shall meet ADA compliance.
13. A sight distance profile has been submitted. Sight distance is adequate. The entry feature/sign may not be within the sight triangle.
14. The City does not own the property frontage section of Nonaville Road. Therefore, sidewalk is required to be located outside the ROW along the property frontage. This sidewalk shall be maintained by the HOA.
15. Any road improvements made to Nonaville Road are subject to review and approval of the Wilson County Road Commission.
16. ADA compliant curb ramps are required at the end of the sidewalks.
17. Show the existing building for the church on the site plan. Show the proposed location for the church driveway.

18. 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.
19. Stormwater Coordinator: Vicinity map needed on the cover sheet.
20. Stormwater Coordinator: Construction Plans – Tennessee Rule 0400-10-.04 required for water quality and quantity.
21. Owner on the Cover Sheet does not match the Register of Deeds.

WWUD:

1. The proposed water lines shown are not WWUD's design.

West Wilson Utility District:

1. No Comments