

MEMORANDUM



Date: September 17, 2015

To: Luke Winchester, Chairman
and Planning Commission

From: Bo Logan,
Planning Director

Re: Annexation, Rezoning, Plan of Services
From Wilson County R-1 to RS-15 PUD
Preliminary Master Development Plan
For Chandler Reserve
Map 76 / Parcel 14.00

REQUEST: On behalf of their client, Dean Design Group, LLC, Lebanon, Tennessee, requests: 1) Annexation & Plan of Services, 2) Rezoning to PUD, and 3) Approval of the Preliminary Master Development Plan (PMDP) for the Chandler Reserve PUD. The request includes 19.26 acres of land located on the west side of Chandler Road approximately one mile north of Central Pike and one mile south of Old Lebanon Dirt Road.

ANALYSIS: The site is located on the west side of Chandler Road, and is adjacent to the existing Radford Farms Subdivision, sharing a common boundary on the northern border of Radford Farm. This development will also share a common boundary on the west with the existing Chandler Pointe PUD. Chandler Pointe is zoned RS-20 PUD and Radford Farms is zoned straight RS-40.

Primary access to this development will be via a new access road that is yet unnamed and will connect directly to Chandler Road. The consultants for the project will be in contact with Wilson County E-911 to discuss options for street names.

In addition, one new street, oriented north to south will provide two stub-outs. This street will allow for future connections to adjacent parcels. The new north-south street also makes it possible for the permanent cul-de-sac to not serve in excess of 14 homes, thereby meeting the Mt. Juliet Land Development Code.

The property is presently mostly forested woodland, with the exception of very small clearings next to Chandler Road. There are no TVA powerline easements, railroad rights-of-way or other restricted areas presently located on the site, but there is a water course present that runs across the property. This water feature is addressed on the plan.

There is also a cell tower existing near the area slated to become open space in the new PUD. This cell tower is 150 feet tall. At the time of this writing, it is unclear if the 200' fall radius will be sufficient. The fall radius may have to be increased to 300 feet to meet City code. This determination will be made within the next week prior to the Regional Planning Commission meeting date of September 17th.

This development represents the first residential development along Chandler Road in a number of years. It does not appear at this time that the development will spur additional interest in developing the area. A total of thirty-two (32) dwelling units are proposed, all single-family construction, at an overall density of 1.66 d.u./a.c. No commercial activities are proposed in the Chandler Reserve PUD.

Variances being requested by the applicant are shown on Sheet C1.0 and include;

1. Allow length of permanent cul-de-sac to be approximately 900 feet, exceeding the limit of 700 feet.
2. Reduce the separation between building envelopes for residential lots (Sec. 5-103).
3. Reduce front setback on side streets from 30' to 15'.
4. Reduce side setback on Lot 1.
5. Allow variance from minimum horizontal curve radius on streets.

Staff's recommendation on the variance request is as follows:

1. Approve cul-de-sac length as shown.
2. Request is denied for Lots 1-7 and Lots 19-25, as this spacing of homes will not be compatible with surrounding residential neighborhood; this determination made per Sections 8-206.4 and 8-206.5 of the Mt. Juliet Zoning Ordinance.
3. Request is denied for Lots 1-7 and Lots 19-25, as this spacing of homes will not be compatible with surrounding residential neighborhood; this determination made per Sections 8-206.4 and 8-206.5 of the Mt. Juliet Zoning Ordinance.
4. Denied.
5. Approve or deny per the City Engineer.

REVIEW OF THE PRELIMINARY MASTER DEVELOPMENT PLAN:

Land Use Plan. The Land Use Map identifies all 19.26 acres of the site as Medium Density Residential. In order to accommodate the proposed density, no land use amendment is required to go before the RPC.

Rezoning. The 19.2 acres are not currently within the City of Mt. Juliet. They are located in unincorporated Wilson County and zoned R-1 (Suburban Residential). The PUD request is to rezone all properties to PUD, and apply the base zoning district of RS-15. This base zone is consistent with the Medium Density Residential land use classification.

Phasing. The Phasing Plan proposed for the PUD shows Phase 1 and Phase 2.

Single-family Residential Area. The PUD includes 32 lots varying in width. Proposed setbacks are included in the Site Data Table and vary from the normal RS-15 requirements. This is typical within a PUD. The front yard setback proposed is 30 feet, where 30 feet is normally required. Side setbacks are generally 10 feet in RS-15, but the applicant is requesting 6 feet with an overall building separation of 12 feet minimum. No deviation from the standard rear setback is being requested.

Amenities/Trails/Sidewalks. An area of open space is provided near the center of the development. This area will be approximately 4.4 acres in size. The plan calls for this area to consist of a landscaped common area with benches and a playground. Specifications for playground equipment should be included with the plan.

Circulation is composed of typical five (5) foot wide sidewalks. Sidewalks are provided on both sides of all streets. This exceeds the current city regulations. A paved walking trail is also indicated around the entire open space area.

Buffers. A proposed landscape buffer is indicated on the plan. This proposed buffer extends around the entire perimeter of the PUD.

The buffer complies with the requirements for transitional protective yards, per the Zoning Ordinance, except along the southern boundary common to Radford Farms. In this location, Staff opines that the applicant should increase the size of the lots to be harmonious with the adjacent RS-40 zoning district. Although there is a 20' wide buffer shown on the plan, staff finds this inadequate per Section 8-207.3 of the Zoning Ordinance and opines that the spirit of the ordinance is not being met. Staff recommends that Lots 1 through 7 and 19-25 be increased in area to meet Section 8-207.3 as follows:

8-207.3 Minimum lot sizes.

1. *Along the boundary of an RPUD district where lots are proposed to directly adjoin the boundary of the development and no open space is provided as a buffer between such lots and the adjoining property such lots shall contain 75 percent of the minimum lot area and 90 percent of the minimum lot width required by the adjoining zoning districts(s) or, in any instance where such property is not presently zoned by the City, the zoning classification recommended in the current edition of the Land Use Plan.*

Increasing the size of the aforementioned lots will ensure that the spirit of the ordinance is being met.

Further, staff opines that the zoning ordinance addresses new planned unit developments and requires them to be in harmony with surrounding residential neighborhoods. This includes all aspects of design such as architectural features, building orientation, overhangs and porches, building height, roof slope, and the bulk of buildings. One applicable section is shown below and state as follows:

8-206.4 Neighborhood relationship. A planned unit development shall be harmonious and not conflict with surrounding residential neighborhoods. It shall be planned, designed and constructed so as to provide a satisfactory relationship of land use with the surrounding residential area, making use of landscaping, screening, open space and placement of buildings where required by accepted land planning principles.

Again, increasing the size of Lots 1-7 and 19-25 will ensure that the Land development Code is being satisfied.

Architectural Elements. All single-family dwellings will be subject to the Single Family Design Standards in Section 4-114 of the Subdivision Regulations. The applicant is agreeable to also upgrading roof material to consist of 30 year Architectural shingles.

With regard to Lots 1-7 and 19-25, the applicant shall pay close attention to these proposed home sites and ensure that Section 8-206.5 is satisfied below. This section reads as follows:

8-206.5 Architectural compatibility. Architectural features deemed essential to ensure compatibility with surrounding properties shall be incorporated. Architectural compatibility should be limited to those portions of the development which abut adjacent properties or can be seen from the frontage street. Examples of architectural features which may be important for ensuring compatibility include building bulk, height, roof slopes, building orientation, overhangs, porches and exterior materials.

Transportation/Access. The primary entrance is via a new access to Chandler Road. Secondary stub-out connections for future development are indicated.

Findings: In reviewing the requested PUD, staff determined that the proposal meets the following findings as contained in the zoning ordinance. The proposed PUD;

1. *is consistent with the currently effective General Plan as well as any special development plan for the area, and*
2. *is likely to be compatible with development permitted under the general development provisions of the zoning ordinance, and*
3. *will not significantly interfere with the use and enjoyment of other land in the vicinity, and*
4. *the uses permitted and as distributed within the PUD, will achieve a balanced and reasonable use of the land while maintaining an assured measure of protection for surrounding property owners, and*
5. *is in compliance with the zoning ordinance, subdivision regulations, and other applicable regulations of the City of Mt. Juliet.*

RECOMMENDATION: Staff recommends the following action to the RPC.

Motion to recommend approval of the Rezoning and Preliminary Master Development Plan to the Board of Commissioners subject to the following conditions.

Planning:

1. Provide a separate site plan showing the open space with the playground indicated; include specifications for playground equipment, pictures of proposed playground equipment and any other materials to support this requirement. The individual pieces of playground equipment shall be specified on the site plan. All landscaping shall also be indicated.
2. All homes shall be 100% brick and/or stone.
3. Single-family homes shall meet the minimum criteria found in Section 4-114 of the Subdivision Regulations. Asphalt shingle roofing shall be 30 year Architectural shingles for all single-family homes.
4. Add under General Notes the following: "Zoning Ordinance SECTION 5-103, TABLE 5-103A: Side Yard is required to be 20 feet. Applicant requests a reduction of side yard setbacks as shown on the Typical Minimum Building Setback Plans.
5. The variance for cul-de-sac length is approved as requested on Sheet C1.0.
6. Add City of Mt. Juliet typical roadway sections to plans, per Subdivision Regulations; indicate pavement width of 26' face of curb to face of curb, grass strip of 2 feet and sidewalks of 5 feet.
7. Add under General Notes the following: All streets shall be constructed of 26 feet of pavement to meet City of Mt. Juliet Fire Code.
8. A landscape plan is required with FMDP and will incorporate the use of sod where appropriate.
9. The proposed landscape buffer shall comply with the requirements of an A-1 transitional protective yard.
10. Label the common area to show total acreage.
11. A sidewalk of 5' in width shall be installed along entire frontage of Chandler Road.

12. Approve cul-de-sac length as shown.
13. Request for variance # 2 is denied for Lots 1-7 and Lots 19-25, as this spacing of homes will not be compatible with surrounding residential neighborhood; this determination made per Sections 8-206.4 and 8-206.5 of the Mt. Juliet Zoning Ordinance.
14. Request for variance #3 is denied for Lots 1-7 and Lots 19-25, as this spacing of homes will not be compatible with surrounding residential neighborhood; this determination made per Sections 8-206.4 and 8-206.5 of the Mt. Juliet Zoning Ordinance.
15. Variance requested for Lot 1 is denied.
16. Variance #5 is approved or denied per the City Engineer.
17. Submit plans indicating shape, size and design of entrance sign and other entrance features including fencing or proposed walls.
18. Install transitional landscape buffers as required by the Zoning Ordinance for the entire perimeter of the PUD as applicable.
19. Lots 1-7 and 19-25 shall be increased in area to meet Section 8-207.3 of the Mt. Juliet Zoning Ordinance.
20. With regard to cell tower, it is unclear if 200' fall radius will be sufficient; fall radius may have to be increased to 300 feet to meet City code.
21. Proposed homes on Lots 1-7 and 19-25 shall be architecturally compatible with the adjoining and surrounding property to satisfy Section 8-206.5 of the Mt. Juliet Zoning Ordinance.
22. Proposed homes on Lots 1-7 and 19-25 shall relate well and foster a good neighborhood relationship with the adjoining and surrounding property per Section 8-206.4 of the Mt. Juliet Zoning Ordinance.

Public Works:

1. Sidewalk along roadway to be 5' wide.
2. Quarter mile paved trail to be 8' wide.

West Wilson Utility District:

1. WWUD will serve this development.
2. The water system shown has not been designed yet by WWUD.