



## MEMORANDUM

**Date:** October 16, 2025

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

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

**Re:** Canebrake Subdivision  
Preliminary Plat Modification - Phasing  
Map - 074  
Parcel(s) – 3.00 & 4.00

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**Request:** CSDG, on behalf of their client Century Communities, requests a preliminary plat modification for a phasing plan modification for the Canebrake Subdivision located off Devonshire Drive in Wilson County.

**History:** The Canebrake Subdivision is in Wilson County but in the City's urban growth boundary and therefore subject to the City's subdivision regulations. As such, the City must review preliminary plats and final plats for urban growth boundary located subdivisions. The zoning is R-1 and R-2 and the entire subdivision includes 276 single family lots on 100.63 acres.

**Analysis:** This modification request is to change the phasing plan from what was originally approved. The new phasing plan includes 1A, 1B, 2A-Sec.1, 2A-Sect. 2, 2B, 3A, 3B and 4. No other modifications are proposed.

**Summary:** This phasing plan modification was discussed at the open tech. review meeting and neither Planning nor Public Works staff had any issues with the proposed amendments.

**Recommendation:** Staff recommends approval of the preliminary plat modification for the Canebrake Subdivision in Wilson County, subject to the conditions below.

**Planning and Zoning:**

1. No Comments

**Engineering:**

1. No comments.

**WWUD:**

1. The owner/developer should take care in the phasing of the water lines to correspond to the proposed phasing.