



MEMORANDUM

Date: May 15, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Hamilton Reserve
Mass Grading
Map - 053
Parcel(s) – 44.01

Request: Heritage Civil is seeking a mass grading plan approval for “Hamilton Reserve” on Lebanon Road in District 1.

Analysis: The subject property is on the north side of Lebanon Road, east of Market Place. It is zoned both RS-40 to the north and CG along the Lebanon Road frontage. Plans have not been reviewed yet for this site, the applicant is seeking a mass grading plan approval only. Material from the project site across the street, Elliot Reserve, will be placed on this site and used for fill.

Recommendation: Staff recommends approval of the mass grading plan, subject to any conditions found below:

Planning and Zoning:

Public Works:

1. 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.
2. Do not install EPSC measures in existing landscaping being preserved as a buffer.
3. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
4. Provide a “No Rise” Certificate and calculations to prove no adverse impact downstream before land disturbance can begin.
5. Provide appropriate cut / fill calculations for any work on-site dealing with Zone “AE”.
6. Provide the Engineering Department with a completed Floodplain Permit for City sign-off before land disturbance can begin.
7. Coordinate with staff on grading inside the public ROW. Any grading within the ROW shall be compatible with the Lebanon Road Phase 3 sidewalk project.
8. The lot lines shown do not match the Wilson County Tax Assessor data.

9. Approvals from MTE and WWUD shall be provided prior issuance of the Land Disturbance Permit.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. Existing water valves and fire hydrant will have to be adjusted due to grade change.
2. The final grading shall not result in having a depth of water line to finish grade of greater than 10'.
3. Material place within WWUD's easement shall be in accordance with WWUD specifications.