



MEMORANDUM

Date: August 21, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: E. Division Consolidation Plat
Map - 077
Parcel(s) – 6.01, 6.00, 6.03, 6.02

Request: Kimley Horn, on behalf of their client, is seeking final plat approval for a four lot consolidation and right-of-dedication for property on E. Division in Wilson County.

Analysis: This property is in Wilson County, within the City's urban growth boundary and as such it is subject to the City's subdivision regulations. The subject area is wooded and includes several structures which will be removed for the next use. The parcels are zoned as follows:

6.00 – I-1 Wilson Co.
6.01 – R-1 Wilson Co.
6.02 – I-1 Wilson Co.
6.03 – I-1 Wilson Co.

The final plat will consolidate four existing lots and dedicate right-of-way along the entire E. Division frontage. The total r-o-w dedication is 0.20 acres. The consolidated lot will include 11.99 acres. All requirements of the City's subdivision regulations are met.

Summary: This final plat consolidates four parcels into a single 11.99 acre parcel and dedicates 0.20 acres of right-of-way along the north side of E. Division Street, between Clemmons Road and Old Lebanon Dirt Road in Wilson County. The applicant has addressed most staff comments, anything outstanding is found in the conditions of approval below.

Recommendation: Staff recommends approval of this final plat for property located on E. Division Street in Wilson County, subject to the conditions of approval below:

Planning and Zoning:

1. Render the building setbacks on the whole consolidated lot, it is missing along the northwest portion of the lot.

Engineering:

1. Prior to the signing and recording of the final plat by the City, the property owner and the City's Public Works department shall agree on the ROW dedication pertaining to the City's East Division Widening project to minimize site impacts when the widening of East Division (construction) commences.

WWUD:

1. There are probably 2 more fire hydrants in front of the project that are not shown.

Wilson County Schools:

1. No Comments Received.