



MEMORANDUM

Date: April 16, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 10749 Central Pike – Walton’s Grove Ph 8
Final Plat
Map - 96
Parcel(s) – 37.75

Request: Wilson and Associates, on behalf of their client, Meritage Homes of Tennessee Inc., requests final plat approval for 47 single-family residential lots, two open spaces and associated improvements in Phase 8 of the Walton’s Grove subdivision located in District 4.

History: The preliminary master development plan for the Walton’s Grove (formerly Beckwith Place) PUD was approved by the Board of Commissioners via ordinance 2015-11 on March 23, 2015. The total number of lots for the entire development is 427. The zoning is RS-15, PUD. A preliminary plat was approved by the Planning Commission in 2019, and work has progressed since that time.

Analysis: The property is zoned RS-15 PUD. This phase includes 13.758 acres, 2.207 acres of which are open space. Building setbacks are 20’ front, 20’ rear and 6’ sides. The PUD was approved with sidewalk on one side of the street. All open space, common areas and landscape buffers are noted to be maintained by the HOA. Critical façade lots are identified. Addresses are provided.

Summary: The applicant has worked with staff to address concerns. The final plat is substantially compliant with the previously approved preliminary master development plan and preliminary plat. Ant remaining issues are minor and may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Walton’s Grove Phase 8, subject to the conditions below:

Planning and Zoning:

1. All conditions of ordinance 2015-11 shall be adhered to.
2. All signatures shall be obtained prior to bringing the final plat to the Planning Department for recording.

Public Works:

1. General note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the final plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.
2. 10' walking trail shall be completed prior to the signing of the final plat.

WWUD:

1. An on-site visit was made today to verify the location of the water lines and related appurtenances. There were no lot markers installed and there were piles of dirt over the water line between Lots 679 and 680 which prohibited checking the plat.

Wilson County Schools:

1. No Comments Received.