



## MEMORANDUM

**Date:** July 17, 2025

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

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

**Re:** Elliott Reserve  
Final Plat  
Map - 053  
Parcel(s) – 101.01, 102.00

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**Request:** Heritage Civil, on behalf of their client, Elliott Reserve Partners, LLC., is seeking final plat approval for the Elliott Reserve mixed-use project, located at 12440 and 12582 Lebanon Rd. This is in District 1.

**Analysis:** A preliminary master development plan was approved by the Board of Commissioners in 2024 via ordinance 2024-41. A preliminary plat with seven lots total, six commercial lots along Lebanon Road (ranging in size between 0.67ac and 1.52 acres) and one lot (11.65 acres) for the townhomes was approved by the Planning Commission in 2025. The zoning is CMU-PUD and the total area included is 22.68 acres. This final plat is for four lots, further subdivision will likely occur at a future date.

Lot 1: 12.38ac  
Lot 2: 1.50ac  
Lot 3: 1.54ac  
Lot 4: 3.77ac  
Open Space: 3.43ac  
R-O-W: 0.06ac

Building setbacks are correctly rendered. The final plat includes a cross-access easement along the Lebanon Road frontage as well as various utility easements.

**Summary:** The applicant has addressed the final plat checklist items and comments received from previous reviews. Any outstanding issues may be addressed via the conditions of approval below.

**Recommendation:** Staff recommends approval of this final plat for Elliot Reserve, subject to the conditions of approval below:

**Planning and Zoning:**

1. Provide addresses before recording the final plat.

Engineering:

1. No comments

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.