



## MEMORANDUM

**Date:** January 16, 2025

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

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

**Re:** Reserve at Wright Farm  
Phase 4 Preliminary Plat Modification  
Map - 099  
Parcel(s) – 005.00

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**Request:** Lose Design, on behalf of their client Kinsman Ventures, requests a preliminary plat modification for the Reserve at Wright Farms, phase 4, a single-family residential subdivision located in Wilson County.

**Analysis:** This Wilson County subdivision is located in the City's urban growth boundary and as such is subject to the City's subdivision regulations. The applicant is requesting a modification to the preliminary plat which includes removal of a road connection and stream crossing on Amhurst Point and "Road A". The cul-de-sac on Amhurst Point is already existing. The result of this amendment is two cul-de-sacs in lieu of a through street as originally proposed. The lot count for the subdivision does not change.

**Variations:** Requested as part of this modification is the following variance request from the City's subdivision regulations:

1. 4-104.401 Table 2 - The maximum length of permanent cul-de-sac streets shall be 700 feet and shall serve no more than 14 dwelling units. Temporary cul-de-sac streets may be a maximum of 1,000 feet in length. STAFF DOES NOT SUPPORT

The removal of the stream crossing divides the subdivision in a way which causes noncompliance with these regulations, resulting in cul-de-sacs greater than 700' in length and with more than 14 dwellings units as required by the code above.

**Summary:** This preliminary plat amendment is for a Wilson County subdivision in the City's urban growth boundary. The modification includes removal of a stream crossing which results in a noncompliance with the City's subdivision regulations as described above. The variance request is subject to Planning Commission approval.

**Recommendation:** Should the Planning Commission approve the preliminary plat modification for the Reserve at Wright Farm, Phase 4, in Wilson County, please include the conditions below:

Planning and Zoning:

1. All requirements of subdivision regulations section 4-104.401 table 2 shall be adhered to unless a variance is granted from the Planning Commission.

Public Works:

1. No comments.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. WWUD has no comments. This project is not in WWUD's service area.