



MEMORANDUM

Date: December 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Tomlinson Pointe, Ph.5
Final Plat
Map – 054
Part of Parcel(s) – 073.00 and 082.02

Request: Wilson and Associates, on behalf of their client Toll Southeast LP Company Inc, requests final plat approval for Phase 5 of the Tomlinson Pointe subdivision, formerly known as the Curd Road Subdivision, consisting of 27 single family lots, r-o-w and 2 open spaces, in District 1.

History: This subdivision is located south of Lebanon Road, between Curd Road and Beckwith Road and is zoned RS-15 PUD and includes 88.88 acres in its entirety. A preliminary master development plan and rezoning (ord. 21-45) was approved by the Board of Commissioners in September 2021 and a final master development plan and preliminary plat was approved by the Planning Commission in November 2021. A PUD amendment was approved in September 2022 (ord. 22-48) which permitted more secondary materials on the homes and pushed the amenity completion to the 66th certificate of occupancy. The PUD was again modified in February 2023 (ord. 23-19) and included substantial changes requiring an amendment to the final master development plan, preliminary plat and phasing plan, approved by the Planning Commission in February 2024.

Analysis: Phase 5 includes 27 single family lots over approximately 21.889 acres, with 11.379 acres of open space and 8.137 acres in lots. Setbacks reflect as approved with the PUD, 20' front, 7.5' side and 20' rear. Critical façade lot have been noted. Sidewalks are shown on both sides of the streets per subdivision regulation requirements. The addresses have been provided, along with the orientation of the homes and driveway locations.

Summary: This subdivision has undergone several variations since the original PUD approval in 2021 and all items have been brought up to date. Outstanding issues are minor in nature and shall be found in the requested conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Tomlinson Pointe, Phase 5, subject to the conditions of approval below, to be addressed prior to receiving signatures for recording the plat.

Planning and Zoning:

1. All conditions of Preliminary Master Development Plan approval (ord. 21-45) and subsequent modifications (ord. 22-48, ord. 23-19) shall be adhered to.
2. Building permits shall not be obtained until the final plat has been formally recorded.

Engineering:

1. 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. The right-of-way at the temporary cul-de-sac must carry to the property boundary. The right-of-way shall be dedicated when the plat is recorded and shall be shown using the same lineweight as the rest of the lot lines.
3. Show driveway locations.
4. Note #21 seems to be incomplete.

WWUD:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.

Wilson County Schools:

1. No Comments Received.