



## MEMORANDUM

**Date:** October 17, 2024

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

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

**Re:** MWAM Subdivision  
Final Plat  
Map - 099  
Parcel(s) –9.06 & 10.00

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**Request:** Submitted by K&A Land Surveying, on behalf of their client, Mitchell-Winchester Asset Management, LLC., the applicant is seeking final plat approval for 7 single family lots and associated improvements in the MWAM subdivision, located off Central Pike in Wilson County.

**Overview and History:** The property is located just East of S. Rutland Road and is zoned Wilson County R-1. Existing structures, including a house and barn, are to be demolished for this subdivision. A stream and associated buffer traverse the property east/west. The area is in the City's urban growth boundary and is subject to the City's subdivision regulations. The Preliminary Plat was approved by the Planning Commission on October 19, 2023, and will be developed over one phase.

**Subdivision Regulations:** As this subdivision is within the City's urban growth boundary, it must comply with City subdivision regulations including sidewalks on both sides of the street, lot frontage of 50' minimally and road construction standards. This Plat includes the entire subdivision, all seven lots, over 7.25 acres. About a half an acre is right-of-way. The average lot size is approximately 41,797sf. The soils areas are identified, as the subdivision, will not be served by City sewer. Sidewalk is not identified on the plat.

**Summary:** This Wilson County subdivision is located within the City's UGB but being developed in the County on septic. A letter from Wilson County Zoning stating their satisfaction with the plat has been requested. Other comments from City staff have been addressed.

**Recommendation:** Staff recommends approval of the final plat for MWAM subdivision, in Wilson County, subject to the conditions below:

**Planning and Zoning:**

1. Provide a letter From Wilson County stating compliance with their zoning regulations prior to recording the final plat.
2. Correct the language in the "approval for recording" signature block.

3. Provide a sidewalk on both sides of Wright Branch Ct. and along the Central Pike frontage per the City's subdivision regulation requirements.

Public Works:

1. Add Mt. Juliet in addition to Wilson County in Note #9.

WWUD Comments:

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