



MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Tomlinson Pointe Ph. 3A
Final Plat
Map - 054
Parcel(s) – 73.00, 81.00

Request: Wilson and Associates, on behalf of their client Toll Southeast LP Company Inc, requests final plat approval for Phase 3A of the Tomlinson Pointe subdivision, formerly known as the Curd Road Subdivision, consisting of 43 single family lots, r-o-w and 1 open space, 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 3A includes 43 lots over approximately 18.678 acres, with 4.096 acres of open space and 10.996 acres in lots. The amenity center is required to be completed before the 66th certificate of occupancy is released via the conditions of preliminary master development plans approval. Phases one and two reached that lot threshold, with 66 lots between the two phases.

Setbacks reflect what was approved with the PUD, 20'f, 7.5's and 20'r. Critical façade lots are identified. Sidewalks are shown on both sides of the streets per subdivision regulation requirements. Addresses are provided and home orientation and driveway locations are specified.

Summary: This subdivision has undergone several modifications since original approval and all items have been brought up to date. Outstanding deficiencies are minor and found in the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Tomlinson Pointe, Phase 3A, 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.

Public Works:

1. All punch list items from Public Works shall be completed prior to the signing of the final plat.
2. 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.
3. Revise Monroe Court ROW to match construction drawings.

West Wilson Utility District:

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 provided.