



MEMORANDUM

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Tate's Landing
Annexation, Rezone and Concept Plan
Variable Lot Subdivision
Map – 073
Part of Parcel - 021.00

Request: Jake Porter with Heritage Civil, on behalf of his client Ripple Creek, LLC., seeks annexation, plan of services, rezone and concept plan approval for a variable lot subdivision on Watermark Way in District 1.

History: The property consists of approximately 10.00 acres (432,752 sf) on Watermark Way, which abuts the Nichols Vale property to the north, just east of Tate Lane. This is currently undeveloped agricultural land. The applicant wishes to develop a 17 lot variable lot subdivision with a base zoning of RS-20. A concept plan has been submitted with this application. A summary of the request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
Tate's Landing	Medium Density Residential	N/A	Wilson County R-1	RS-20 Variable Lot

Future Land Use Plan: The City's future land use map identifies the area as medium density residential. Adjacent future land use classifications are both medium and low density residential. The applicant does not wish nor need to change the future land use designation.

Zoning: The current zoning is Wilson County R-1. The applicant is seeking RS-20, medium density residential, which is consistent with the surrounding zoning and the City's future land use plan.

Annexation: The property is located within the City's urban growth boundary.

Plan of Service: A plan of services is included.

Findings: In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

1. *is in agreement with the general plan for the area, and*
2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

Concept Plan: The concept plan proposes 17 lots on 10 acres for a density of 1.7 units/acre (2.2 units/acre permitted with RS-20 base zoning). The minimum lot size is 15,000sf and the average lot size is 16,750sf. The bulk regulations for variable lot subdivisions are adhered to, except the waiver request described below. Lot coverage is not to exceed 45% and floor coverage per lot is indicated as at least 3,000sf.

Improved open space totals 1.02 acres (10.24% of the development site) and includes a playground, dog park and walking trails. A mail kiosk is proposed and a detail is provided and acceptable. Streetlights are required per ordinance 25-24. Four parallel on street parking spaces are provided in front of the playground and amenity area. Sidewalk is provided on both sides of all streets.

5-104.4 Residential Design Guidelines: The supplied renderings indicate homes with two car garages and masonry and fiber cement facades. The applicant is seeking a façade material waiver, detailed below. All single-family design guidelines, except any waivers granted, shall be adhered to.

Waivers & Variances: The following are requested:

1. 5-104.3 – Setback to any lot line – 15’ in lieu of 20’ – STAFF DOES NOT SUPPORT, THIS IS NOT A PUD AND BULK WAIVERS ARE NOT PERMITTED
2. 5-104.4 – 50% masonry/50% secondary on each façade – STAFF SUPPORTS 60% PRIMARY MATERIALS AND 40% SECONDARY MATERIALS
3. 4-114 – 20% slope disturbance within lots in a cut condition only, lots affected will be deemed critical lots – PW TO RECOMMEND
4. 4-114 – Request to disturb slopes > 20% - PW TO RECOMMEND

Recommendation: Staff recommends the Planning Commission approve the concept plan and forward a positive recommendation, to the Board of Commissioners for the annexation and rezone of the Tate’s Landing subdivision.

Planning and Zoning:

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with RS-20 zoning.

2. The plan shall adhere to all requirements of 5.104.3, variable lot subdivisions, should the preliminary plat be formally submitted.
3. All requirements of 5-104.4, single family design guidelines, shall be adhered to, except any waivers granted by the Planning Commission.
4. Provide streetlighting per ordinance 25-24.
5. Fencing shall be decorative, low maintenance material.
6. Landscape plan comments are via separate cover.
7. Signage to be reviewed and approved via a separate application to the Planning Department.
8. The mail kiosk shall be lit.
9. Sign posts and other poles and posts shall be powdercoated black, channel posts are not permitted.
10. Landscape buffers shall be located in open space and maintained by the HOA.
11. A tree preservation plan is required by variable lot regulations at preliminary plat submittal.
12. Driveways shall be at least 22' long and 18' wide.
13. Perimeter landscape screening is required around detention/retention ponds.

Engineering:

1. No Comments

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.