



Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:

Jacobson Subdivision
(previously Bass Ln. &
Bass Creek Subdivisions)

Address:

448 Bass Lane

Legal Description:

Map(s) - 055
Parcel(s) – 095.00

Applicant:

Wes Magill,
Magill, Inc.

Property Owner:

Don Jacobson

Request:

Preliminary Plat (Wilson Cty.)

Current Zoning:

Wilson County R-1

Attachments:

Plan Exhibits

Staff:

Jon Baughman, City Planner
Jill Johnson, Planner I

Request: The applicant seeks preliminary plat approval for seven (7) single family residential lots on 25.94 acres, known as the Jacobson Subdivision (previously known as Bass Lane & Bass Creek subdivisions) located at 448 Bass Lane in Wilson County. The property is located within the City's urban growth boundary.

Description/History: The applicant had previously requested annexation and city sewer service in September of 2024 for a 21-lot subdivision, which was denied. The applicant then applied for a preliminary plat approval for a 20-lot subdivision in Wilson County, which was approved in September 2025 via the Planning Commission. The applicant has since decided to reapply for the preliminary plat with a reduction in the total number of lots to seven (7), that each exceed an acre in size.

Zoning: The property currently sits within Wilson County as R-1 zoning, and within the City's UGB. There is no proposal to annex nor rezone the property. The City's land use plan calls for low density residential in this area. The proposed density is 0.27 upa.

Code References:

Subdivision Regulations

Article IV. Requirements for improvements, reservations and designs.

4.102 – Lot Requirements: The plan is compliant with the regulations found within the lot requirements, for subdivisions within the City's UGB, as each proposed lot exceeds an area greater than one (1) acre.

4.103 – Streets and pedestrian ways: The plan is compliant with the regulations found within the street and pedestrian ways for sidewalks along new streets, as the applicant has proposed a sidewalk around the cul-de-sac and will be in coordination with the Wilson County Road Commission during the construction phase.

Summary: The preliminary plat will add seven single family lots to Bass Lane and is compliant with the requirements found in the subdivision regulations. The subdivision will be served by septic as annexation and City sewer were denied last year.

Recommendation: Staff recommends the Planning Commission approve the preliminary plat for the Jacobson Subdivision in Wilson County, subject to the conditions of approval below.



Conditions (by Department):

Fire Department:

1. No Comments Received.

Planning:

1. No comments.

Public Works:

1. TVA approval is required to construct structures within their easement.

WWUD:

1. Water lines shown are not WWUD's design.
2. Sidewalks will not be in WWUD's easement.

Wilson County Schools:

1. No Comments Received.