



MEMORANDUM

Date: December 19, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Mt. Juliet Church of Christ
Final Plat
Map - 055
Parcel(s) – 95.00

Request: Submitted by W.T. Smith Land Surveying, on behalf of their client, Mt. Juliet Church of Christ. The applicant is seeking final plat approval for a consolidation plat for property located off North Mt. Juliet Road. The intent is to incorporate three of the church owned parcels into one lot, adjust the lot lines of two lots and to abandon a portion of 2nd Avenue South right-of-way.

Overview and History: The properties are located just South of West Division and run alongside North Mt. Juliet Road. The property is currently zoned CTC and RS-40. Existing structures, throughout the four parcels, include the main church, associated parking lots, parsonage and pavilion. The plat denotes approximately 3.97 acres of floodway to the West side of the parcel running alongside Stoner creek. 22,287sf of right-of-way will be abandoned with this plat also, subject to Board of Commissioners approval.

Summary: The request is to incorporate three of the church owned parcels (5 separate lots are involved with the plat, three are being consolidated and two lots are modified) into one lot and to abandon a portion of 2nd Avenue South right-of-way. The applicant has addressed most comments from the Open Tech Review. Any remaining issues can be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for the Mt. Juliet Church of Christ property and recommends forwarding the 2nd Avenue right-of-way abandonment to the Board of Commissioners with a positive recommendation, subject to the following conditions.

Planning and Zoning:

1. Correctly render all building setbacks in accordance to the applicable zoning district.
2. Remove all clouded comment notes and unnecessary layers on the final version for recording.
3. Ensure all plat certificates match the verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if the verbiage does not match the Code.

4. Revise the purpose statement to include all the actions occurring with this final plat, e.g the property line adjustments for lots 2 and 3.
5. There are two lot twos, revise.
6. Lot lines for lots two and three are unclear and do not match the legend symbols, being broken lines, where the legend specifies property lines as unbroken.
7. Perimeter lot linework shows broken lines, incongruent with the legend symbol for property lines.

Public Works:

1. Ensure all plat certificates match verbiage from the Land Development Code. Signing of the final plat can be delayed and final plat returned to applicant for revision if verbiage does not match the Code.
2. ROW abandonment is subject to review and approval by the Board of Commissioners.

Wilson County Schools:

1. No comments provided.

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.
2. I do not think the waterline along Lot #2 on 2nd Ave is as shown or even exists.