



MEMORANDUM

Date: November 21, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Willow Landing Ph. 3 Wilson Co. UGB
Final Plat
Map - 048
Parcel(s) – 5.00

Request: Wilson and Associates, on behalf of their client Willow Landing, LLC, requests final plat approval for 54 single family residential lots, 2 open spaces and the dedication of right-of-way in Phase 3 of the Willow Landing subdivision in Wilson County.

History: The property, previously known as Stonehaven, is located on Mays Chapel Road and is zoned Wilson County R-1 cluster. The area is located outside the City limits and most of the property is located within our urban growth boundary, and subject to the City's subdivision regulations. This subdivision was approved by the Wilson County Planning Commission via sketch plat on March 16, 2018. The development proposes four phases with 174 total lots, 54 of which are included in this particular 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', 35' for cul-de-sacs and road construction standards. The Planning Commission granted a requested variance by the developer of the required sidewalks along the internal and existing streets, along with the required sidewalk previously requested along Mays Chapel Road.

Summary: This Wilson County subdivision is located primarily within the City's UGB. A letter from Wilson County Planning, stating their satisfaction with the plat, has not been received upon writing of this report. The applicant has worked with staff to address other concerns. The final plat is substantially compliant with previous approvals. Other comments from City staff have been addressed excepting any found in the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Willow Landing, Phase 3, in Wilson County, subject to the conditions below:

Planning and Zoning:

1. All signatures shall be obtained prior to bringing the Final Plat to the Planning Department for recording.

2. Provide a confirmation letter from Wilson County that the Plat meets their zoning requirements.

Public Works:

Wilson County Schools:

West Wilson Utility District: