



## MEMORANDUM

**Date:** March 20, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** Chrisman Properties  
Final Plat  
Map - 054  
Parcel(s) – 63.00, 64.00, 65.00

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**Request:** Dan Curry Surveying requests final plat approval for the Chrisman property along Lebanon Road and Karen Drive in District 1.

**Analysis:** The subject property was annexed into City limits and rezoned to CNS in 2024. This plat consolidates three lots into a single lot and abandons unimproved right-of-way labeled as Top Lane or Tott Lane. The total area of the consolidated lots and abandoned right-of-way is 3.76 acres at the east corner of Lebanon Road and Karen Drive.

**Summary:** This is a consolidation and right-of-way abandonment plat for 3.76 acres at the corner of Karen Drive and Lebanon Road. The remaining items to address may be addressed via the conditions of approval below.

**Recommendation:** Staff recommends approval of the final plat for the Chrisman property subject to the conditions of approval below:

**Planning and Zoning:**

1. Correct the side setback.
2. Clarify the name of the abandoned r-o-w. Two separate names are provided.
3. The surveyor shall stamp and sign the final plat before requesting signatures and recording.
4. Correct the zoning label.
5. Provide an address before requesting final plat signatures.
6. Update the address information on the final plat, this property has been annexed into City limits.
7. Identify the zoning of adjacent parcels.

**Public Works:**

1. Ensure all plat certificates match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.

2. The surveyor shall stamp and sign the final plat.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

2. There was no plan provided to review.