



## MEMORANDUM

**Date:** March 19, 2026

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

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

**Re:** Canebrake, Phase 4  
Final Plat  
Map - 074  
Parcel(s) – 003.00

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**Request:** Submitted by Wilson & Associates, on behalf of their client Century Communities, the applicant is seeking final plat approval for six (6) single family lots, two (2) open spaces and associated improvements in the Canebrake subdivision, Phase 4, located in Wilson County.

**Overview and History:** The property is located at the southern end of Devonshire adjacent to Davidson County and is zoned Wilson County R-1 and R-2 cluster. The area is in the City's 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 July 17, 2020 which subsequently expired and was reapproved by the Wilson County Planning Commission on August 20, 2021. The project will be served by Metro Sewer. The development proposes five phases with 276 lots total, six 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' minimally and road construction standards. Five-foot-wide sidewalks are shown on both sides of the street and located outside the ROW. Lot frontage is 50' minimally. An at grade connection is still yet to be approved to Division Street, south of this proposed development, despite requests as the railroad tracks pose an obstacle.

**Summary:** This Wilson County subdivision is located within the City's UGB and therefore subject to the City's subdivision regulations. Comments from City staff have been mostly addressed with anything outstanding captured in the conditions of approval below. The requirements of the City's subdivision regulations are met.

**Recommendation:** Staff recommends approval of the final plat for Canebrake, Phase 4 in Wilson County, subject to the conditions below:

**Planning and Zoning:**

1. Building permits shall not be obtained until the final plat has been formally recorded.

Engineering:

1. Revise Note #22: Add City of Mt. Juliet to Wilson County in the event the property is annexed.

WWUD:

1. No comments were provided. Coordinate directly with WWUD.

Wilson County Schools:

1. No Comments Received.