



6.D.

## Staff Report

7/16/2026 – Regional Planning Commission

**Project Name:**

McFarland Farms, Ph. 1A

**Address:**

Old Lebanon Dirt Rd.

**Legal Description:**

Map(s) – 077

Parcel(s) – 022.00

**Commissioner District:**

3 - Scott Hefner

**Applicant:**

Drew Hardison,  
Barge Design Solutions

**Property Owner:**

Meritage Homes of TN.

**Request:**

Final Plat

**Current Zoning:**

CTC-PUD

**Requested Zoning:**

Not applicable

**Attachments:**

Final Plat

**Staff:**

Jon Baughman, City Planner  
Jill Johnson, Planner I

**Request:** The applicant seeks approval for a final plat of McFarland Farms, Phase 1A, located on Old Lebanon Dirt Road.

**Description/History:** The plat will establish 72 lots, a mix of single family and townhome lots, and dedicated right-of-way and associated easements. The total area is 11.26 acres, 8.34 acres in lots and 2.91 acres of right-of-way. The McFarland Farms PUD was established via ordinance 2023-14.

**Code References:**

***Part A. -Subdivision Regulations***

***Article II. – Procedures for Plat approval***

***2-105 Final subdivision plat:*** This plat is compliant.

**Summary:** The final plat, for Ph. 1A of the McFarland Farms, Ph. 1A subdivision, has addressed prior review comments from staff. The plat will meet all requirements as set forth via ordinance 2023-14. Any outstanding issues are addressed via the conditions of approval below:

**Recommendation:** Staff recommends approval of the Final Plat for McFarland Farms Phase 1A. Please include the following conditions:

**Conditions (by Department):**

**Fire Department:**

1. No comments received.

**Planning:**

1. All conditions of ordinance 2023-14 shall be adhered to.
2. Addresses shall be provided before recording the plat.
3. Corner and edge lots shall be treated as critical façade lots. Notate this on the plat before recording.
4. The surveyor shall stamp and sign the plat prior to recording.

**Engineering:**

1. General Note: 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 Code.
2. Dedicate the ROW for the stub to Phase 3.



## City of Mt. Juliet Planning Department

---

3. Provide FFE's for the following lots subject to the completed LOMR. This shall be completed prior to the signing
4. Lot numbers shall match approved plans associated with development contracts for sewer tap/capacity fees.
5. Add access easements to note 7.
6. Surveyor shall sign the final plat.
7. All gas infrastructure shall be completed before signing of the plat of Phase 1B.

### **WWUD:**

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.

### **Wilson County Schools:**

1. No comments received.