



MEMORANDUM

Date: March 19, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Tillman Place
6235 Central Pike
Final Plat
Map - 076
Part of Parcel – 053.00 &
Map – 097
Parcel(s) – 013.00

Request: Heritage Civil, on behalf of their client, seeks final plat approval for Tillman Place, a residential development including single family homes and townhomes on Central Pike in district 3.

History/Analysis: This subdivision is located on the north side of Central Pike, west of the intersection with Pleasant Grove Road. The subdivision will have access via Pleasant Grove Road and Central Pike. The zoning is RS-15PUD for the single-family portion of the development and RM-8PUD for the multi-family portion. The project area is approximately 35.62 acres. This project received preliminary master development plan, land use plan amendment and rezone approval via ordinance 2025-34 in 2025. A preliminary plat, final master development plan and site plan for the townhomes were also approved in October 2025.

Summary: This final plat is being submitted to consolidate part of parcel 053.00 with 053.01 and create 2 separate lots, correlating with the two base zoning districts, in the Tillman Place subdivision. Staff comments have been addressed and anything additional is minor and addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Tillman Place at 6235 Central Pike, subject to any of the conditions found below:

Planning and Zoning:

1. All conditions of Ordinance 2025-34 shall be adhered to.
2. Building permits shall not be obtained until the final plat has been formally recorded.
3. Addresses shall be provided prior to the final plat being formally recorded.

Engineering:

1. No comments

WWUD:

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

Wilson County Schools:

1. No Comments Received