



MEMORANDUM

Date: April 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Wells Farm Ph. 1
Final Plat
Map - 032
Parcel(s) – 028.00

Request: K&A Land surveying, on behalf of their client, Universal Builders, requests final plat approval for 25 single family residential lots, open space and right-of-way dedication, in Phase 1 of the Wells Farm subdivision, in Wilson County on Benders Ferry Road.

History: This Wilson County subdivision is in the City's urban growth boundary and is subject to the City's subdivision regulations. The subdivision is on the North end of Benders Ferry Road and located on the Eastern side.

Analysis: The property is zoned A-1 and R-1, Wilson County. Building setbacks are 30' front, 15' side and 40' rear. The total area being platted is 23.60 acres and this includes right-of-way (2.65ac), open space (2.90ac) and 18.05 acres in lot area. As this subdivision is located in the City's urban growth boundary, it is subject to the requirement of sidewalk on both sides of the subdivision streets. Revise to address this requirement.

Summary: This final plat is for (25) single family residential lots, open space and right-of-way dedication. Outstanding items are minor in nature and may be addressed via the conditions below.

Recommendation: Staff recommends approval of the final plat for Wells Farm, Ph.1, subject to the conditions of approval below:

Planning and Zoning:

1. The surveyor shall sign the plat prior to recording.
2. Provide letter of approval from Wilson County.
3. The City of Mt. Juliet subdivision regulations require sidewalks on both sides of the street.
4. Identify driveway locations for corner lots.

Public Works:

1. The surveyor shall sign the final plat.

2. The plat certificates shall match Wilson County regulations as this subdivision is not located in the City limits.
3. The soils area is not shown on the plat. Please show this.

West Wilson Utility District:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.
2. The proposed water line is shown on the wrong side of the road. This does not reflect the latest design.
3. All paperwork with WWUD shall match the revised lot numbers.

Wilson County Schools:

1. No Comments Received