



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Reserve at Tate Lane
Preliminary Plat
Map – 073
Parcel(s) – 022.00, 022.07, 022.12, 022.13, 022.14, 022.15
& 022.16

Request: Heritage Civil on behalf of their client, Trinity Partners Group, LLC., is seeking preliminary plat approval for the Reserve at Tate Lane single family residential subdivision, located on the East side of Tate Lane. This is in District 1.

Analysis: A preliminary master development plan was reapproved by the Board of Commissioners in 2025 via ordinance 2025-30. This preliminary plat establishes 36 lots total (ranging in size between minimum 10,000sf, average 15,000 sf and maximum 21,960 sf). The zoning is RS-20 PUD, and the total area included is 18.5 acres, averaging 1.95 upa with 2.94 acres of open space provided, exceeding the required 1.54 acres. Revise the setbacks on lot 25 to two rear setbacks in lieu of one rear and one side due to the shape of the lot and the orientation of the house.

Summary: Notes provided indicate compliance with many of the standard items required for preliminary plats. The applicant has addressed most comments received from previous reviews. Any outstanding issues may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of this preliminary plat for the Reserve at Tate Lane, subject to the conditions of approval below:

Planning and Zoning:

1. All of the conditions of ordinance 2025-30 shall be adhered to.
2. Revise the setbacks on lot 25 to include two rears instead of one side and on rear.
3. If existing vegetation is to be used for buffers, please provide a tree survey at the time of construction plan submittal.

Engineering:

1. No Comments at this time.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.