



## MEMORANDUM

**Date:** September 18, 2025

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

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

**Re:** 448 Bass Lane  
Bass Creek Subdivision  
Preliminary Plat  
Map - 055  
Parcel – 95.00

---

**Request:** Submitted by CSDG, the applicant requests preliminary plat approval for a 20-lot single family residential subdivision at 448 Bass Lane in Wilson County.

**History:** The subject property is approximately 25.94 acres, on one parcel on the west side of Bass Lane, south of Lebanon Road. The property is located within the City's urban growth boundary but is not in the City limits. The property is zoned R-1. The applicant requested annexation in September of 2024 which was denied. The proposal for this site is a single-family residential subdivision with 20 lots with a minimum area of at least 40,000sf and associated improvements.

**Preliminary Plat:** The subdivision is located in the City's urban growth boundary but not in the City limits. Preliminary plats in the City's growth boundary are subject to the City's subdivision regulations. The preliminary plat as submitted is compliant with the requirements found in the subdivision regulations, except for the lack of sidewalk along the Bass Lane frontage. The subdivision will be served by septic as annexation and City sewer were denied last year.

**Summary:** The applicant requested annexation for this subdivision in 2024, the request was denied. The preliminary plat addresses all the City's checklist items. Anything remaining can be addressed via the conditions of approval below.

**Recommendation:** Staff recommends the Planning Commission approve the preliminary plat for the Bass Creek subdivision in Wilson County, subject to the conditions of approval below.

### **Planning and Zoning:**

1. Provide sidewalk along the Bass Lane frontage per City subdivision requirements.

### **Engineering:**

1. No comments

WWUD:

1. Water line shown are not WWUD's design.
2. Hydraulics are being modeled on how to serve this project. A pump station may be required.

Wilson County Schools:

1. No Comments Received.