



MEMORANDUM

Date: November 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Canebrake, Phase 2, Section 1
Final Plat
Map – 074
Parcel(s) – p/o 003.00

Request: Submitted by Wilson & Associates, on behalf of their client Century Communities, the applicant is seeking final plat approval for 18 single family lots, 3 open spaces and associated improvements in the Canebrake subdivision, Phase 2, Section 1, located in Wilson County.

Overview and History: The property is located at the southern end of Devonshire Road adjacent to Davidson County and is zoned Wilson County R-1 and R-2 cluster. The area is in the City's urban growth boundary and subject to City's subdivision regulations. This subdivision was approved by the Wilson County Planning Commission via sketch plat on July 17, 2020 which subsequently expired and was reapproved by the Wilson County Planning Commission on August 20, 2021. The project will be served by Metro Sewer. The development proposes five phases with 276 lots total, 18 of which are included in this particular phase.

Subdivision Regulations: As this subdivision is within the City's urban growth boundary, it must comply with City subdivision regulations including sidewalks on both sides of the street, lot frontage of 50' minimally and road construction standards. Five-foot-wide sidewalks are shown on both sides of the street and located outside the ROW. Lot frontage is 50' minimally. An at grade connection is still yet to be approved to Division Street, south of this proposed development, despite requests as the railroad tracks pose an obstacle.

Summary: This Wilson County subdivision is located within the City's UGB. Comments from City staff have been mostly addressed with anything outstanding captured in the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Canebrake, Phase 2, Section 1 in Wilson County, subject to the conditions below:

Planning and Zoning:

1. Label the corner lots as critical façade lots on all sheets.

2. Provide “street to be extended” signage where appropriate.

Engineering:

1. The developer has notified the City that the Railroad Authority will not approve an at-grade crossing for the W. Division Street connection. Accordingly, the developer shall contribute 50% of the construction cost of the roundabout at the intersection of Willoughby Station and S. Greenhill Road in the amount of \$680,000 as the 100th lot will be platted with this final plat. **This contribution was paid to the City’s Public Works and Engineering Department on 11/04/2025.**
2. Designate specifically who has maintenance responsibilities in Note 17.

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.