



## MEMORANDUM

**Date:** July 17, 2025

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

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

**Re:** Walton's Grove Phase 7B  
Final Plat  
Map - 95  
Parcel(s) – 037.15

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**Request:** Wilson and Associates, on behalf of their client, Meritage Homes of Tennessee Inc., requests final plat approval for 36 single-family residential lots, open space and associated improvements in Phase 7b of the Walton's Grove subdivision located in District 4.

**History:** The preliminary master development plan for the Walton's Grove (formerly Beckwith Place) PUD was approved by the Board of Commissioners via ordinance 2015-11 on March 23, 2015. The total number of lots for the entire development is 427. The zoning is RS-15, PUD. A preliminary plat was approved by the Planning Commission in 2019, and work has progressed since that time.

**Analysis:** The property is zoned RS-15 PUD. This phase includes 14 acres, 6.2 acres of which are open space. Building setbacks are 20' front, 20' rear and 6' sides. The PUD was approved with sidewalk on one side of the street. All open space, common areas and landscape buffers are noted to be maintained by the HOA. Critical façade lots are identified. Addresses are provided. This phase includes a portion of 10' wide concrete trail.

**Summary:** The applicant has worked with staff to address concerns. The final plat is substantially compliant with the previously approved preliminary master development plan and preliminary plat. Ant remaining issues are minor and may be addressed via the conditions of approval below.

**Recommendation:** Staff recommends approval of the final plat for Walton's Grove Phase 7B, subject to the conditions below.

### **Planning and Zoning:**

1. All signatures shall be obtained prior to bringing the final plat to the Planning Department for recording.

Public Works:

1. All punch list items shall be completed prior to the signing of the final plat.
2. Ensure all plat certificates match verbiage from the Land Development Code. The signing of the final plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.
3. 10' walking trail shall be completed prior to the signing of the final plat.

WWUD:

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

Wilson County Schools:

1. No Comments Received.