



MEMORANDUM

Date: February 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Reserve at Wright Farm
Phase 4 Preliminary Plat Modification
Map - 099
Parcel(s) – 005.00

Request: Lose Design, on behalf of their client Kinsman Ventures, requests a preliminary plat modification for the Reserve at Wright Farms, phase 4, a single-family residential subdivision located in Wilson County.

Analysis: This Wilson County subdivision is in the City's urban growth boundary and as such is subject to the City's subdivision regulations. The applicant is requesting a modification to the preliminary plat which includes removal of a road connection and stream crossing on Amhurst Point and "Road A". The cul-de-sac on Amhurst Point is already existing. The result of this amendment is two cul-de-sacs in lieu of a through street as originally proposed. The lot count for the subdivision does not change.

Summary: This preliminary plat amendment is for a Wilson County subdivision in the City's urban growth boundary. The removal of the stream crossing divides the subdivision with 57 lots on the north outlet and 75 lots on the south outlet. The amendment does not violate the requirements of the City's subdivision regulations.

Recommendation: Staff recommends the Planning Commission approve the preliminary plat modification for the Reserve at Wright Farm, phase 4, in Wilson County, please include the conditions below:

Planning and Zoning:

1. All requirements of subdivision regulations shall be adhered to.

Public Works:

1. No comments.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. WWUD has no comments. This project is not in WWUD's service area.