BUILDABLE TRACTS OF RECORD

If your tract is within a subdivision recorded by plat in the Wilson County Register of Deeds Office, you have a buildable lo t of record provided the plat has Ground Water Protection Approval.

If you are creating a new lot of record for a buildable lot, the following will need to be completed:

5 ACRE TRACTS

If the tract to be divided is more than five (5) acres, and the remaining land is more than five (5) acres, the land is not r equired to be surveyed or approved by the Planning Commission. However, the five (5) acre tract must have:

- Fifty (50) feet public road frontage
- Lot Width One hundred and twenty-five(125) feet in width at building line
- Obtain approval by the State of Tennessee Environment & Conservation Division 233 East Gay Street 615-443-2784
- Deed prepared by attorney and recorded in Register of Deeds Office; or recorded boundary survey.

LESS THAN FIVE ACRE TRACTS

- Fifty (50) feet public road frontage
- LOT WIDTH One hundred twenty-five (125) feet on width at building line
- LOT SIZE Dependent on Zoning, Sewer Availability, and Water Availability

PROCEDURE TO BECOME A BUILDABLE TRACT

- Contact soils consultant to determine if suitable soils are available. (You will need two (2) soils sited per lot being created, including an existing residence.)
- Contact Surveyor
  a) survey number of parcels desired
  b) present to Planning Commission Office along with soils map
- Submit nine (9) copies of surveyed plat and soils map to the Wilson County Planning Office 228 East Main Street Room 5, County Courthouse Lebanon, TN
- Plats must be submitted by noon on deadline day which is seventeen (17) days prior to the Wilson County Planning Commisson meeting.

PLANNING COMMISSION MEETING

- The Wilson County Planning Commission typically meets the third Friday of each month at 10:00 AM. Please consult the posted calendar to verify the meeting date. Wilson County Courthouse 228 East Main St 2nd Floor Lebanon, TN
- The City of Lebanon, City of Mt. Juliet, City of Watertown and Wilson County all have Planning Commissions.
- Be sure to submit to the proper Planning Commission. The Wilson County Planning Commission reviews plats outside the city limits and city planning jurisdictions.

AFTER APPROVAL

SIGNATURES on Revised Plat

- Owner
- Surveyor
- Ground Water Protection 233 East Gay Street
- Public Sewer Provider
- Water Authority (if public water is available)
- Road Superintendent 1000 Tennessee Boulevard
- County Engineer/ Storm Water Official 233 East Gay Street
- 911 Director 1611 West Main Street
- Initials of Planning Office Room 5 Courthouse
- Secretary of Planning Commission Room 104 Courthouse (must be last signature)

Record Plat

- Register of Deeds Office 1st Floor County Courthouse