



## MEMORANDUM

**Date:** January 18, 2024

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

**From:** Jennifer Hamblen, Planning Director  
Jon Baughman, Deputy Planner

**Re:** Coker Property 107 Medaris Drive Annexation  
Map – 53 O, Group A  
Parcel(s) – 12

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**Request:** Submitted by the property owner, the applicant requests Annexation and Plan of Services approval for 107 Medaris Drive, potentially located in District 1.

**Overview/History:** The applicant is seeking annexation of a residential property of approximately 19,000sf. The lot located on the east side of Medaris, south of Lebanon Road and is surrounded by the City limits. The existing home is on a septic system which has failed and the applicant desires to connect to City sewer, there is an existing line and manhole on the west side of the property. A summary of the request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
Coker/107 Medaris	Low Density Residential	N/A	Wilson County R-1	RS-40 Default

**Future Land Use Plan:** The City's Future Land Use Map identifies the property as Low Density Residential. Low Density Residential Land Use exists south and west of the property. Mixed Use is found to the east and Thoroughfare Commercial to the north. A Land Use Amendment is not proposed.

**Zoning:** The zoning is R-1 in Wilson County, surrounding zoning includes RS-40 south and west, CRC north and CMU PUD to the east. Should the property be annexed it will default to RS-40 zoning.

**Urban Growth Boundary:** The subject property is in the City's Urban Growth Boundary.

**Plan of Services:** A Plan of Services is included for review.

**Findings:** In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained in the zoning ordinance. The proposed annexation and rezone:

1. *IS agreement with the general plan for the area, and*

2. *does not contravene the legal purposes for which zoning exists, and*
3. *will have no adverse effect upon joining property owners, unless such effect can be justified by the overwhelming public good or welfare, and*
4. *is not materially beneficial to a property owner or small group of property owners and will not be detrimental to the general public, and*
5. *is possible because conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map, and*
6. *allows uses by right, for which the base infrastructure is in place or will be required, to support their operation.*

**Summary:** The applicant requests annexation of their “donut hole” property for connection to City sewer due to a failed septic system for this single-family house.

**Recommendation:** Staff recommends forwarding the Annexation and Plan of Services to the Board of Commissioners with a recommendation for approval, subject to any conditions below.