



Item 7. C. & D.

City of Mt. Juliet Planning Department

Staff Report

8/20/2026 – Regional Planning Commission

Project Name:

Chrisman Property

Address:

1865 Nonaville Rd.

Legal Description:

Map(s) – 050

Parcel(s) – 057.05

Commissioner District:

1 - Art Giles

Applicant:

Cody Haynes

Property Owner:

Norm Chrisman

Request:

Annexation

Land Use Plan:

Low Density Residential

Current Zoning:

Wilson County R-1

Requested Zoning:

RS-40

Default – Rezone not requested

Attachments:

Annexation Map

Plan of Services

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant, on behalf of the property owner, is requesting approval of an annexation and plan of services for the property located at 1865 Nonaville Road in district 1.

Description/History: This property is approximately 2.45 acres on the west side of Nonaville Road. This property is zoned Wilson County R-1, and within the City's urban growth boundary. The proposed future use of the property was not specified in the application.

Annexation: The property is currently under the jurisdiction of Wilson County, but sits within the City's Urban Growth Boundary, therefore is eligible for annexation.

Zoning/Land Use: The property is currently zoned Wilson County R-1, single family low density residential. The applicant did not apply for a rezone, so if the annexation is approved, the property will default to RS-40, single family low density residential zoning. The City's future land use plan identifies low density residential for this property.

Code References:**Zoning Regulations**

Article IV. Establishment of Districts; Provisions for official zoning map

4.105 – Zoning of Annexed territory - The plan is compliant with the regulations for annexed territory and zoning.

Summary: The current use of the property as a single-family residence is not intended to immediately change. The applicant did not specify a future use change for the property or request a rezone; the property will default to RS-40 zoning if annexed.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation and plan of services for 1865 Nonaville Road.



Conditions (by Department):

Fire Department:

1. No comments.

Planning:

1. No comments.

Engineering:

1. No comments.

WWUD:

1. No comments.

Wilson County Schools:

1. No comments received.