



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: N. Mt. Juliet Road, OPS to CTC Corridor
656 -904 N. Mt. Juliet Rd., 1316 – 1323 Clearview Dr., &
1097 Weston Dr.
Rezone
Map – 077H, Group - C
Parcel(s) – 002.00, 003.00, 004.00, 005.00, 006.00, 008.00,
009.00, 010.00, 011.00, 012.00 & 013.00
Map – 077H, Group – B
Parcel(s) – 001.00
Map – 077
Parcel, 028.02

Request: Under the sponsorship of City Manager Kenny Martin, a request has been made to rezone several properties located along the N. Mt. Juliet Road corridor from OPS to CTC. The properties are shown as, 656 – 904 N. Mt. Juliet Rd., 1316 – 1323 Clearview Dr., and 1097 Weston Dr.

Analysis: The properties as noted, are located along N. Mt. Juliet Road beginning at the corner of Weston Drive and N. Mt. Juliet Rd., to the direct South, ending at the corner of N. Mt. Juliet Road and abutting against the Paddocks property. The entire corridor consists of 13 properties, with a total of 14.93 acres. All properties within this corridor are all commercial businesses, except for 1316 Clearview Drive, which is currently a vacant lot. There are no changes to any of the businesses proposed at this time. A summary of the request is below:

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
Rezone Request	Neighborhood Commercial	N/A	OPS, Office Professional Services	CTC, Commercial Town Center

Future Land Use Plan: The City's future land use plan identifies the area as Neighborhood Commercial. A change is not requested or required, as the plan supports this request. The Neighborhood Commercial FLU, includes CNS, OPS and CTC zoning.

Zoning: All of the properties included within this request, are currently zoned as OPS, office professional services. The requested zoning is CTC, Commercial Town Center.

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 rezone:

1. *Is in 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 use by right, for which the base infrastructure is in place or will be required, to support their operation.*

Summary: This rezone (CTC) request is supported by the City's future land use plan. Current uses for all the included properties remain commercial at this time.

Recommendation: Staff recommends forwarding the rezone request for the N. Mt. Juliet Road OPS corridor to the Board of Commissioners with a positive recommendation subject to the conditions below:

Planning and Zoning:

1. No comments at this time.

Engineering:

1. No Comments Received.

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.