



-Staff Report

7/16/2026 – Regional Planning Commission

Project Name:

Williams Property

Address:

98 Tanglewood Dr.

Legal Description:

Map(s) – 053F

Parcel(s) – 009.00

Commissioner District:

1 - Art Giles

Applicant:

John Graves

Property Owner:

John Graves

Request:

AX, POS, LUA, RZ

Current Land Use:

Low Density Residential

Requested Land Use:

Thoroughfare Commercial

Current Zoning:

Wilson County R-1

Requested Zoning:

CRC

Attachments:

Plan Documents & Exhibits

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant seeks a land use amendment, annexation, plan of services and rezone approval for the Williams property, located at 98 Tanglewood Drive.

Description/History: The property currently sits within Wilson County jurisdiction. It is a through lot, with frontage on both Tanglewood and S. Greenhill Roads. There is an occupied single-family home on the property, connected to a septic system. The home will remain. The applicant has not proposed any specific plans for the property as of the submittal.

Land Use Plan & Zoning: The City's future land use plan calls for low density residential on this parcel. The land use amendment request is to change to thoroughfare commercial, a land use designation found currently adjacent to the subject property to the north, east (across the street) and west (across the street). To the south of the property is low density residential.

The applicant is also requesting to annex within the city limits and will be requesting CRC, commercial retail center zoning, which is consistent with thoroughfare commercial should the land use amendment be approved.

Summary: The request is for annexation, plan of services, land use amendment and rezone.

Recommendation: Staff recommends positive recommendation to the Board of Commissioners of the land use amendment, annexation, plan of services and rezone, for the Williams property located at 98 Tanglewood Drive. Please include the following conditions:

Conditions (by Department):

Fire Department:

1. No comments

Planning:

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with the CRC, commercial retail center zoning district.



Engineering:

1. No comments

WWUD:

1. No comments

Wilson County Schools:

1. No comments