



MEMORANDUM

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 2964 Old Lebanon Dirt Road
Annexation
Map – 073
Parcel – 064.05

Request: Requested by Mariellen Hale, the property owner. The applicant is requesting approval for annexation of 6.58 acres at 2964 Old Lebanon Dirt Road for access to City sewer.

Description: The subject property is approximately 6.58 acres, on one parcel on the south side of Old Lebanon Dirt Rd, just east of the Kelsey Glen subdivision. The property is located within the City's urban growth boundary. The property is currently in Wilson County's jurisdiction and is zoned R-1. The annexation would give the applicant the ability to access city sewer.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
2964 Old Lebanon Dirt Rd.	Medium Density Residential	N/A	Wilson Co. R-1	RS-40 Default

Future Land Use Plan: The City's Future Land Use map identifies the property as medium density residential. Adjacent future land use classification to the east, west and south is medium density residential, and low density residential to the north. The applicant does not wish to nor need to change the future land designation.

Zoning: Current zoning is Wilson County R-1. The applicant has not requested a rezone, if annexed, it would default to RS-40 zoning.

Annexation: The property is located within the City's urban growth boundary. City limits are surrounding the property to the north, and approximately two properties to the east with the Kelsey Glen subdivision.

Plan of Services: A plan of services is included.

Summary: The reason for this request is to gain access to the City's sewer system. The area is served by City sewer, to the due east, approximately 564 feet inside the Kelsey Glen subdivision. The site is within the City's UGB.

Recommendation: Staff recommends a positive recommendation to the Board of Commissioners for the annexation of 2964 Old Lebanon Dirt Road, subject to any conditions as noted below.

Planning and Zoning:

1. Should the property be annexed it shall default to RS-40 zoning and be subject to any regulations applicable to RS-40 zoning.

Engineering:

1. No Comments.

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.