



Item 7. A. & B.

City of Mt. Juliet Planning Department

Staff Report

8/20/2026 – Regional Planning Commission

Project Name:
Baluch Property

Address:
6484 Beckwith Rd.

Legal Description:
Map(s) – 095
Parcel(s) – 037.10

Commissioner District:
4 - Jennifer Milele

Applicant:
Masoud Baluch

Property Owner:
Masoud Baluch

Request:
Annexation & Plan of
Services

Current Zoning:
WC R-1

Requested Zoning:
No zoning request - Default
to RS-40

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 annexation and plan of services for the property located at 6484 Beckwith Road in district 4.

Description/History: This property is approximately 15.72 acres on the west side of Beckwith Road, just north of Walton's Grove. This property is zoned Wilson County R-1 and within the City's urban growth boundary. The applicant is requesting annexation, to be able to access city sewer.

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 Plan: 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 land use plan identifies the property as medium density residential.

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 of annexed territory and zoning.

Summary: The current use of the property as a single-family residence is not intended to change. The applicant is seeking an annexation for City sewer access. The zoning will default to RS-40, low density residential.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation and plan of services for 6484 Beckwith Road and include the conditions of approval as shown.



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.