



MEMORANDUM

Date: December 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 6391 Central Pike
Annexation & Rezone
Map – 097
Parcel – 015.00

Request: Submitted by Jake Porter, Heritage Civil, on behalf of their client, this is a request for an annexation and rezone of the property shown as Map 97, Parcel 15.00 and located at 6391 Central Pike.

Description: The subject property is approximately 0.92 acres, one parcel on the north side of Central Pike, just to the west of Pleasant Grove Road, and to the northwest of the proposed Central Pike Interchange. The property is located within the City's urban growth boundary and located to the east of the recently annexed Tillman subdivision. The property has approximately 210 feet of road frontage. Should the property be annexed, it will become part of District 3. The property is currently in Wilson County's jurisdiction and is zoned R-1. The requested zoning is CMU, commercial mixed use. The future land use shows this property as mixed use. The use proposed for the property is not specified, however; the applicant has noted the owner is getting prepared for the upcoming Central Pike interchange and wants to rezone the property for potential future sale.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
6391 Central Pike	Mixed Use	Mixed Use – No Land Use Amendment required	Wilson Co. R-1	CMU, commercial mixed use

Future Land Use Plan: The City's Future Land Use map identifies the property as Commercial Mixed Use. Adjacent future land use classifications are also shown as mixed use. The applicant does not wish to nor need to change the future land use designation.

Zoning: Current zoning is Wilson County R-1. The applicant is seeking CMU, Commercial Mixed Use which is consistent with the surrounding zoning and the City's future land use plan.

Annexation: The property is located withing the City's urban growth boundary.

Plan of Services: A plan of services is included for review.

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

Summary: The current use of the property as a single-family residence is not intended to change. The owner is preparing for any future potential sale of the property due to the forthcoming Central Pike Interchange, due to the location and proximity to this project. This zoning is supported by the City's future land use plan.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the Board of Commissioners for the annexation and rezone of 6391 Central Pike.

Planning and Zoning:

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with CMU (article VI) zoning.

Engineering:

1. No Comments

WWUD:

1. No Comments Received

Wilson County Schools:

1. No Comments Received