



MEMORANDUM

Date: February 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 340 John Wright Rd.
Annexation
Map - 076
Parcel(s) – 54.00

Request: Submitted by the property owner Mr. Nava, the applicant is requesting annexation of property at 340 John Wright Road, potentially located in District 3.

Description: The subject property is on the east side of John Wright Road, north of Central Pike, and abuts Shiloh Baptist Church property (to the East on Pleasant Grove Road). The applicant is seeking annexation in order to connect to the City's sewer.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
340 John Wright 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 parcel as medium density residential. A change is not requested or required for RS-40 zoning.

Zoning: Current zoning is Wilson County R-1. The applicant has not asked for a rezone, just the annexation. The zoning will default to RS-40, low density residential.

Annexation: The property is located within the City's urban growth boundary and contiguous with current City limits. There are several parcels to the southeast and southwest along John Wright Road that are currently within the City limits that have annexed in recent years.

Plan of Services: A plan of services is included.

Summary: There is an existing single-family residence on this lot. New development is not proposed currently. The applicant has acknowledged that they are requesting annexation for sewer connectivity, City lines are in the vicinity. If the annexation is approved, the zoning will default to RS-40, low density residential.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation for the annexation and plan of services to the Board of Commissioners for the property found at 340 John Wright Road, subject to the following conditions.

Planning and Zoning:

1. Property will default to RS-40, low density residential.

Public Works:

1. No Comments

Wilson County Schools:

1. No Comments Received

West Wilson Utility District:

1. No Comments Received