



MEMORANDUM

Date: September 19, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 448 Bass Ln.
Annexation, Plan of Services
Map - 55
Parcel(s) – 95

Request: Submitted by Dean and Associates, the applicant has applied for annexation of 25.94 acres at 448 Bass Lane for the development of a 21-lot single family residential subdivision.

Description: The subject property is approximately 25.94 acres, on one parcel on the west side of Bass Lane, south of Lebanon Road. 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 proposal for this site is a single-family residential subdivision with 21 lots with a minimum area of at least 40,000sf.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
448 Bass Lane	Low 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 low density residential. Adjacent future land use classifications are also shown as low density residential. 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 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. A plan of services is included.

Summary: The area is not served by City sewer. The subdivision meets the requirements of subdivisions in the UGB.

Recommendation: Staff recommends the Planning Commission make a negative recommendation to the Board of Commissioners for the annexation of 448 Bass Lane.

Planning and Zoning:

1. No Comments.

Engineering:

1. No Comments

Wilson County Schools:

1. No Comments

West Wilson Utility District:

1. No Comments