



MEMORANDUM

Date: June 20, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Smiley Property
Rezone (non-PUD)
Map - 076
Parcel(s) – 059.00

Request: Submitted by Brent Finley, the applicant seeks a Rezone approval from RS-40 to RS-30 for the property located at 815 John Wright Road in district 3.

Description: The subject property is approximately 3.20 acres and is located on the West side of John Wright Road and is just South of the Kelsey Glen subdivision. The property currently hosts one single family home with an accessory structure, that is on the Southeastern portion of the property.

Request	Current Land Use Designation	Requested Classification	Current Zoning	Requested Zoning
Smiley Rezone	Medium Density Residential	N/A	RS-40	RS-30

Zoning: The property is currently zoned RS-40, and the requested zoning is RS-30. Surrounding zoning on the North, East, West and Southern sides are all bordered by Wilson County R-1 zoned properties and are all single family residential.

Future Land Use Plan: The property is currently zoned Low Density Residential RS-40; however, the City's Future Land Use Map identifies the property along with surrounding land classifications as Medium Density Residential. The RS-30 zoning requested is compatible with a Medium Density Residential land use classification. A change is not required nor requested.

Findings: In reviewing the requested zoning action, staff finds that this request agrees with all of the following requirements as set forth 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 the 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 the 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 subject parcel is within the City limits and the City's Future Land Use Plan supports this rezone from RS-40 to RS-30. The applicant would like to divide the parcel into three separate buildable lots should this rezone be approved.

Recommendation: Staff recommends forwarding the rezone request for 815 John Wright Road to the Board of Commissioners with a positive recommendation.

Planning and Zoning:

1. No comments.

Public Works:

1. No comments.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. No comments.