



MEMORANDUM

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 8526 Saundersville Road
Annexation
Map – 032
Parcel – 038.07

Request: Requested by Jonathan Rivers, with Zeitlin, on behalf of the property owner, the applicant, requests approval for annexation of 8526 Saundersville Road. This parcel has not been separately platted and is all inclusive under 8530 Saundersville Road. The request is for access to City sewer.

Description: The subject property is approximately 17.5 acres, on one single parcel on the east side of Saundersville 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 annexation would give the applicant the ability to access City sewer.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
8526 Saundersville 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 the property as medium density residential. Adjacent future land use classification to the east, west, north and south is medium density residential. The applicant does not wish to nor need to change the future land 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. City limits are surrounding the property on all sides.

Plan of Service: A plan of services is included.

Summary: The reason for this request is to gain access to the City sewer system. The area is served by City sewer that runs parallel to the property along Saundersville Road. The site is within the City's UGB. This property currently incorporates two single family residences on one lot, shown

as 8530 Saundersville Road. The applicant is requesting to annex in a portion of this property to incorporate one of the two single family residences. This property must be subdivided and platted to separate the two residences/lots. The zoning will default to RS-40.

Recommendation: Staff recommends a positive recommendation to the Board of Commissioners for the annexation of 2964 Old Lebanon Dirt Road, subject to any conditions as noted below.

Planning and Zoning:

1. The property must be subdivided to incorporate 8526 as a separately platted lot. Two single family homes cannot be on the same lot.
2. Annexation shall be contingent on a final plat, separating the parcel into two lots, being approved before final read at the Board of Commissioners.
3. Should the property be annexed, the zoning will default to RS-40 and all applicable regulations for RS-40 shall apply.

Engineering:

1. No Comments.

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.