



MEMORANDUM

Date: October 19, 2023

To: Luke Winchester, Chairman
and Planning Commission

From: Jennifer Hamblen, Planning Director
Jon Baughman, Deputy Planner

Re: 620 Clemmons Road
Annexation
Map - 072
Parcel(s) – 071.06, p/o 071.01

Request: Submitted by City staff, the City of Mt. Juliet seeks annexation of 620 Clemmons Road.

Description: The subject property is located on east side of Clemmons Road and will be part of District 3 if annexed. The property is undeveloped and about 23 acres. This property is across the street from the eastern entrance of Lynwood Station currently under construction. A summary of the request is provided below:

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
Mt. Juliet/620 Clemmons Road	Business Development Center	N/A	R-1	RS-40 Default

Future Land Use Plan: The City's Future Land Use Map identifies this area as Business Development Center. A change is not requested.

Zoning: Current zoning is Wilson County R-1. If annexed, the property will default to RS-40 zoning.

Annexation: The subject property is located wholly within the City's Urban Growth Boundary and is contiguous with existing City limits.

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

Recommendation: Staff recommends forwarding the Annexation and Plan of Services for 620 Clemmons Road to the Board of Commissioners with a positive recommendation.