



## MEMORANDUM

**Date:** April 17, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

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

**Re:** 8220 Central Pike  
County Rezone  
Map - 096  
Parcel(s) – 046.05

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**Request:** Wilson County is requesting a recommendation from the Mt. Juliet Planning Commission for a County rezone request for property located at 8220 Central Pike.

**Analysis:** The property is on the south side of Central Pike, east of S. Mt. Juliet Road. The area is 0.96 acres and the property is in the City's urban growth boundary. The lot is part of the Monty Mires Subdivision plat. The property is developed with a gravel parking lot and commercial structure, which has held several tenants over the last few years, most recently a portable building retailer. A summary of the request is below:

REQUEST SUMMARY	Land Use Map Classification	Requested Classification	Current Zoning District	Requested Zoning District
8220 Central Pike	Mixed Use	N/A	C-3	C-2

**Future Land Use Plan:** The parcel is in the City's UGB. City's future land use plan identifies the area commercial mixed use.

**Zoning:** The property is currently zoned Wilson County C-3. The requested zoning is Wilson County C-2, general commercial.

**Findings:** In reviewing the requested zoning actions, staff finds that the request agrees with all of the following findings, as contained 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 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 a 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: Wilson County Planning seeks a rezone recommendation for a property located in the Mt. Juliet urban growth boundary at the southeast corner of SMJR and Central Pike. The City's future land use plan identifies the subject area as mixed-use. The applicant is seeking C-2, general commercial, zoning in Wilson County. The City's future land use plan supports this request.

**Recommendation:** Staff recommends forwarding a positive recommendation to Wilson County for the rezone of 8220 Central Pike from Wilson County C-3 to Wilson County C-2, subject to any condition below.

Planning and Zoning:

Public Works:

Wilson County Schools:

West Wilson Utility District: