



M E M O R A N D U M

Date: December 19, 2024

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Chrisman Properties
Land Use Amendment, Annexation, Rezone
Map - 054
Parcel(s) – 63.00, 64.00, 65.00

Request: Submitted by Norman Chrisman, applicant and owner, this request is for an annexation, rezone and land use amendment of the property shown as Map 054, Parcels 063.00, 064.00, 065.00 and located at 9127 Lebanon Road.

Description: The subject property is approximately 3.53 acres, with parcels 064.00 and 065.00 to the North side of Lebanon Road, with the third parcel abutting and located just North and along Karen Drive. The property is located within the City’s urban growth boundary and is adjacent to West Elementary school, to the immediate West. The property has approximately 304 feet of road frontage. Should this property be annexed, it will become part of District 1. The property is currently in Wilson County’s jurisdiction and is zoned A-1. The requested zoning is CTC Commercial Town Center. The future land use shows the parcels 064.00 and 065.00 that front Lebanon Road as Neighborhood Commercial and for parcel 063.00 on Karen Drive as Low Density residential.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
9127 Lebanon Rd (Parcels 064.00 & 065.00)	Neighborhood Commercial	Neighborhood Commercial (No Land use required)	Wilson Co. A-1	CTC, Commercial Town Center

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
Karen Drive (Parcels 063.00)	Low Density Residential	Neighborhood Commercial (Land use required)	Wilson Co. A-1	CTC, Commercial Town Center

Future Land Use Plan: The City's Future Land use map identifies parcels 064.00 and 065.00, fronting Lebanon Road as Neighborhood Commercial, with the requested use as Neighborhood Commercial, and no land use is required for these two parcels.

Parcel 063.00, fronting Karen Drive is identified on the future land use at Low Density residential, and the request is for Neighborhood Commercial, therefore a land use map amendment will be required for this parcel only.

The applicant has stated they are currently in the process of getting the property surveyed with the intent to combine all three parcels with subsequent land use and zoning as previously requested.

Zoning: Current zoning is Wilson County A-1. The applicant is seeking CTC, Commercial Town Center zoning, which is consistent with the surrounding zoning and the City's future land use plan.

Annexation: The property is located within the City's urban growth boundary.

Plan of Services: A plan of services is included.

Findings: In reviewing the requested zoning actions, staff finds that the request does agree 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: There is no proposed use at this time, although the applicant has stated that the three parcels are currently being surveyed with the intention of filing for a final plat to combine all three parcels. The applicant has stated he would like to market the property as commercial, therefore the need for the land use and zoning request.

There is currently a strip of land located to the North that separates parcel 063.00 from parcels 064.00 and 065.00 that front Lebanon Rd. The applicant has provided a letter from the Wilson County Road Commission, dated Nov. 9, 2024, stating they do not own any interest in this strip of land. It is the intent of the applicant to absorb this section of land into the combined three parcels, upon replatting.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the Land Use, Annexation and Rezone of 9127 Lebanon Rd, also shown as Map 054, parcels 063.00, 064.00 and 065.00.

Planning and Zoning:

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with the CTC zoning district.

Public Works:

1. No Comments

Wilson County Schools:

1. No Comments

West Wilson Utility District:

1. No Comments