City of Mt. Juliet
Planning Department

Staff Report

May 21, 2026 – Regional Planning Commission

Project Name:
6386 Central Pike

Address:
6386 Central Pike

Legal Description:
Map(s) - 097
Parcel(s) – 017.02

District:
3 – Scott Hefner

Applicant:
Dana Wall

Property Owner:
Wesley Wall

Request:
Annexation & Rezone

Current Zoning:
Wilson County R-1

Requested Zoning:
CMU

Current Land Use Designation:
Mixed Use

Future Land Use Designation:
No change requested

Attachments:
Plan Exhibits

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

Request: The applicant seeks an annexation, plan of services and rezone approval for this parcel, located at 6386 Central Pike.

Description/History: This property is approximately two (2) acres on the south side of Central Pike, west of Pleasant Grove Road. This property is currently zoned Wilson County R-1, and within the City's urban growth boundary. The requested zoning is CMU, commercial mixed use, and the future land use shows this corridor as mixed use. The proposed use of the property was not specified, but the applicant noted the owner is getting prepared for the forthcoming Central Pike interchange and wants to rezone the property for potential future sale.

Annexation: The property is currently under the jurisdiction of Wilson County, but sits within the City's urban growth boundary, therefore is eligible for annexation.

Zoning: The property is currently zoned Wilson County R-1, single family low density residential, and the applicant has requested CMU, commercial mixed use which is consistent with the land use plan for this area.

Code References:
Zoning Regulations
Article IV. Establishment of Districts; Provisions for official zoning map
4.105 – Zoning of Annexed territory - *The plan is compliant with the regulations of annexed territory and zoning.*

Summary: The current use of the property as a single-family residence is not intended to immediately change. The owner is preparing for any future potential sale of the property due to the forthcoming Central Pike interchange, due to the location and proximity to the project. This request is consistent with prior adjoining and adjacent neighbors requests along the Central Pike corridor. The zoning is supported by the City's future land use plan.

Recommendation: Staff recommends the Planning Commission make a positive recommendation to the Board of Commissioners for the annexation, plan of service and rezone of 6386 Central Pike, and to include the conditions of approval as shown.

Conditions (by Department):

Fire Department:

1. No Comments.

Planning:

1. Should the property be annexed and rezoned, the property is subject to the permitted uses and all regulations associated with CMU, commercial mixed use (article VI) zoning.

Public Works:

1. No Comments.

WWUD:

1. No Comments.

Wilson County Schools:

1. No Comments Received.