



MEMORANDUM

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 3150 Nonaville Rd
Annexation
Map – 031
Parcel – 032.01

Request: Requested by Amani Kelly, on behalf of the owner Kane Cove LLC., the applicant is requesting approval for annexation of 19.56 acres at 3150 Nonaville Road, for a proposed subdivision and access to sewer.

Description: The subject property is approximately 19.56 acres, on one parcel on the north side of Nonaville Road, just east of the Singing Springs subdivision. 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 applicant has previously met with staff in regard to a possible subdivision at this location, however no formal proposals have been provided at this time. The annexation would give the applicant the ability to access city sewer, if a subdivision is proposed in the future.

REQUEST SUMMARY	Land Use Map	Requested Classification	Current Zoning	Requested Zoning
3150 Nonaville	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 classifications are also shown as medium density residential. The applicant does not wish to nor need to change the future land use 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 across Nonaville Road, approximately 2,700 feet from the subject site at the Royal Oaks subdivision. A plan of services is included.

Plan of Services: A plan of services will be included with the annexation should it be approved.

Summary: The reason for this request is to gain access to the City sewer system for a possible single family residential subdivision. The area is served by City sewer, approximately 830 feet to the direct south, across Nonaville Road. The site is within the City's UGB. The property will default to RS-40 zoning.

Recommendation: Staff recommends a positive recommendation to the Board of Commissioners for the annexation of 3150 Nonaville Road, subject to any conditions as noted below.

Planning and Zoning:

1. Should the annexation be approved, the zoning will default to RS-40 and all applicable regulations shall apply to the property.

Engineering:

1. No Comments

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received